

A. ADMINISTRATIVE REPORT & DECISION

DECISION: ☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ DENIED

REPORT DATE: June 14, 2017

Project Name: Cedar Ridge Short Plat

Owner: Satwant Singh, 24419 105th Pl SE, Kent, WA 99030

Applicant/Contact: Lou Larsen, Pacific Engineering Design, 15445 53rd Ave S Ste. 100, Seattle, WA 98188

File Number: LUA17-000263, SHPL-A

Project Manager: Matt Herrera, Senior Planner

Project Summary: The applicant is requesting Preliminary Short Plat approval for a proposed six (6)-lot short subdivision. The project site is 73,417 square feet (1.68 acres) and located at 13609 156th Ave NE (APNs 146340-0045 and 146340-0049). The project site is located in the Residential-4 (R-4) zoning designation. The proposed single-family residential lots range in size from 10,634 square feet to 12,019 square feet with an overall proposed net density of 3.6 dwellings per acre. Two (2) existing single-family dwellings will be removed. Additional improvements include one (1) storm drainage tract on the west boundary of the site and curb, gutter, sidewalk and planter strip along the subject property's SE 2nd Pl and 156th Ave SE abutting frontage. The application also includes a request to modify the street standards for frontage improvements along 156th Ave SE. The proposed lots will be served by existing sanitary sewer and water mains. The applicant proposes to retain four (4) of the site's 29 significant trees resulting in a required planting of 60 new caliper inches. The following studies have been submitted with the application: Technical Information Report; Arborist Report; and Geotechnical Report.

Project Location: 13609 156th Ave NE (APNs 146340-0045 and 0049)

Site Area: 1.68



Project Location Map

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B. EXHIBITS:

- Exhibit 1: Staff Report
- Exhibit 2: Preliminary Short Plat Plan
- Exhibit 3: Neighborhood Detail Map
- Exhibit 4: Topographic Survey (Existing Conditions)
- Exhibit 5: Preliminary Utility Plan
- Exhibit 6: Preliminary Grading and Tree Retention Plan
- Exhibit 7: Geotechnical Report - *Limited Stormwater and Geologic Hazard Evaluation* prepared by Cobalt Geosciences (dated August 22, 2016 and updated April 24, 2017)
- Exhibit 8: Construction Mitigation Description
- Exhibit 9: Public Comment Letter from Jerry Kierig received via email on Wednesday May 24, 2017
- Exhibit 10: Preliminary Landscape Plan
- Exhibit 11: Arborist Report prepared by Greenforest Incorporated (dated May 5, 2017)
- Exhibit 12: Preliminary Drainage Plan
- Exhibit 13: Preliminary Technical Information Report prepared by Pacific Engineering Design (dated May 3, 2017)
- Exhibit 14: City Advisory Memos

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Satwant Singh, 24419 105th Pl SE, Kent, WA 99030
- 2. **Zoning Classification:** Residential-4 (R-4)
- 3. **Comprehensive Plan Land Use Designation:** Residential Low Density
- 4. **Existing Site Use:** Single-Family Residential
- 5. **Critical Areas:** None
- 6. **Neighborhood Characteristics:**
 - a. **North:** *Single Family Residential and R-4*
 - b. **East:** *Single Family Residential and R-4*
 - c. **South:** *Single Family Residential and R-4*
 - d. **West:** *Single Family Residential and R-4*
- 6. **Site Area:** 1.68 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Liberty Annexation	A-07-002	5398	08/11/2008

E. PUBLIC SERVICES:**1. Existing Utilities**

- a. Water: Water service is provided by King County Water District 90.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 10" PVC sewer main running east to west in SE 2nd Place north of the site (Record Drawing WWP2703148).
- c. Surface/Storm Water: There are no stormwater improvements onsite. Drainage either infiltrates or sheet flows southwest.

2. Streets: 156th Avenue SE is classified as a minor arterial street. SE 2nd Place is classified as a residential access street.**3. Fire Protection:** Renton Regional Fire Authority**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:****1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards

2. Chapter 4 Property Development Standards**3. Chapter 6 Streets and Utility Standards**

Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

Section 4-7-070: Detailed Procedures for Short Subdivision

5. Chapter 11 Definitions**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on May 5, 2017 and determined the application complete on May 12, 2017. The project complies with the 120-day review period.
2. The project site is located at 13609 156th Ave NE (Exhibits 2 and 3).
3. The project site is currently developed with two (2) single family residences and associated appurtenances (Exhibit 4).
4. Access to each of the new lots would be provided via SE 2nd PI (Exhibit 5).
5. The property is located within the Residential Low Density Comprehensive Plan land use designation.
6. The site is located within the R-4 zoning classification.
7. There are 39 trees located on site of which the applicant is proposing to retain a total of four (4) trees (Exhibit 6).

8. The site is mapped with a slope between 15 and 25 percent on the west central portion of the property. The applicant's geotechnical report (Exhibit 7) has concluded that the site contains no evidence of earth movements, erosion, or indicators of future instability. The report further states that based on the site geology and their field explorations, the site is underlain by relatively dense soil deposits, which are not typically prone to landslide activity under the current conditions.
9. Approximately 560 cubic yards of material would be cut on site and approximately 3340 cubic yards of fill is proposed to be brought into the site.
10. The applicant is proposing to begin construction in Spring 2018 and end in Summer 2018 (Exhibit 8).
11. Staff received one (1) public comment letter (Exhibit 9) in support of the proposal.
12. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
13. **Comprehensive Plan Compliance:** The site is designated Residential Low Density (LD) on the City's Comprehensive Plan Map. The purpose of the LD designation is to place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing to allow for a range of lifestyles. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center. • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-P: Minimize adverse impacts to natural systems, and address impacts of past practice where feasible, through leadership, policy, regulation, and regional coordination.
✓	Policy L-33: Emphasize the use of open ponding and detention, vegetated swales, rain gardens, clean roof run-off, right-of-way landscape strips, open space, and stormwater management techniques that mimic natural systems, maximize water quality and infiltration where appropriate, and which will not endanger groundwater quality.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	Policy L-58: Provide complete streets along arterials and arranged as an interconnecting network or grid. Locate planter strips between the curb and sidewalk in order to provide separation between cars and pedestrians. Discourage dead-end streets and cul-de-sacs.

14. **Zoning Development Standard Compliance:** The site is classified Residential-4 (R-4) on the City's Zoning Map. The R-4 designation serves as a transition between rural designation zones and higher density residential zones. It is intended as an intermediate lower density residential zone. Larger lot subdivisions are preferred. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-4 Zone Develop Standards and Analysis			
✓	<p>Density: There is no minimum density required in the R-4 zone. The maximum density permitted is 4.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: Based on a net density of 72,582 square feet (73,417 sf gross density – 835sf right-of-way dedication), the proposal for six (6) residential lots on the project site would result in a net density of 3.6 dwelling units per acre (6 lots / 1.66 acres = 3.6 du/ac), thereby meeting the maximum density requirements of the R-4 zone.</i></p>			
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zone is 9,000 sq. ft. A minimum lot width of 70 feet is required (80 feet for corner lots) and a minimum lot depth of 100 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-6</p>			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1	10,663	70	152.3
	Lot 2	10,668	70	152.4
	Lot 3	10,648	70	152.2
	Lot 4	10,641	70	152
	Lot 5	10,634	70	151.9
	Lot 6 (Corner Lot)	12,019	80	150.2
	<p><i>Staff Comment: The proposed lots comply with the minimum lot size, width, and depth requirements of the R-4 zone (Exhibit 2).</i></p>			
✓	<p>Setbacks: The required setbacks in the R-4 zone are as follows: front yard is 30 feet, side yard is combined 20 feet with not less than 7.5 feet on either side, side yard along the street 30 feet, and the rear yard is 25 feet.</p> <p><i>Staff Comment: The preliminary plat plan (Exhibit 2) identifies 30-foot front yard setbacks, 30-foot side yard along a street (Lot 6), 10-foot side yards, and 25-foot rear yards. Setbacks shown meet the minimum requirements.</i></p>			
Compliance not yet demonstrated	<p>Building Standards: The R-4 zone has a maximum building coverage of 35% and a maximum impervious surface coverage of 50%. In the R-4 zone, a maximum building height of 3 stories with a wall plate height of 32 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height. If the height of wall plates on a building are less than the states maximum the roof may project higher to account for the difference, yet the combined height of both features shall not exceed the combined maximums. Common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., roofs pitched less than 4:12, decks, railings, etc.) may extend up to six (6) vertical feet</p>			

	<p>above the maximum wall plate height if the projection is stepped back one-and-a-half (1.5) horizontal feet from each minimum building setback line for each one (1) vertical foot above the maximum wall plate height.</p> <p>Wall plates supporting a primary roof surface that has only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><i>Staff Comment: Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment: A Preliminary Landscape Plan (Exhibit 10) was submitted with the short plat application. The plan identifies the required 10-foot wide street frontage landscaping, 8-foot wide planter strip, and a lawn area within the storm drainage tract.</i></p> <p><i>Street frontage landscaping along SE 2nd Pl consists of Sky Rocket Oak and Capital Pear Trees, Otto Luyken Laurel Shrubs, and White Common Periwinkle Groundcover. Street frontage landscaping along 156th Ave SE (Lot 6) consists of Sky Rocket Oak trees planted approximately 30-feet on-center, Flowering Current, Viburnum, and Leucothoe Shrubs, and White Common Periwinkle Groundcover.</i></p> <p><i>Planter strips are shown with Raywood Ash and Capital Pear trees along SE 2nd (one per lot and tract) and three (3) Columnar Norway Maple trees spaced 40 and 50 feet on-center along 156th Ave SE. Shrubs and groundcover within the planter strips include Otto Luyken Laurel, Japanese Barberry, Blue Oat Grass, Glossy Abelia, and Cotoneaster.</i></p> <p><i>The storm drainage tract is proposed to be covered with an "Eco-Lawn" that contains various species of Fescue. The required perimeter storm drainage facility landscaping (RMC 4-4-070H.6) is not shown on the landscaping plan. Therefore staff recommends as a condition of approval, the applicant submit a final landscape plan that provides the required 15-foot landscaping screen consisting of trees, shrubs, and groundcover along the storm drainage tract's SE 2nd Pl frontage. The screen shall continue south along the east and west boundaries of the tract with a width and distance to adequately screen the facility from the right-of-way, but not compromise the facility's function. The plan shall be submitted with the Construction Permit application for review and approval by the Current Planning Project Manager. The final landscape plan shall that comply with the submittal requirements set forth in RMC 4-8-120D.12 Landscape Plan, Detailed.</i></p>

	<p><i>The street trees proposed are considered Medium Sized Trees as they mature to a height of 35-feet or more. Overhead powerlines are located along the property's frontage of both SE 2nd Pl and 156th Ave SE, therefore staff recommends as a condition of approval the applicant submit a revised landscape plan that replaces the street trees with a Small Tree from the City Approved Street Tree List within the planter strips. The plan shall be submitted with the Construction Permit application for review and approval by the Current Planning Project Manager.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> <i>The applicant submitted a Preliminary Grading and Tree Retention Plan (Exhibit 6) and Arborist Report prepared by Greenforest Incorporated, dated May 5, 2017 (Exhibit 11). The report identifies a total of 39 trees on the subject property, of which 29 trees meet tree retention criteria. Most of the significant trees are located within the proposed building pads and alongside the property's frontage that will be improved with curb, gutter, planter strip, and sidewalk.</i></p> <p><i>The applicant has proposed to retain four (4) significant trees or 13 percent along the southwestern portion of the subject property. To meet the City's retention standards, the applicant would be required to retain at least nine (9) significant trees (.30 x 29 = 8.7). As the location of many of the significant trees are within or near areas that are typically developed with building footprints and frontage improvements, replacement is reasonable. The applicant would be required to plant a total of 60 caliper inches to offset the removal of the five (5) significant trees (12 caliper inches x 5 trees removed = 60 caliper inches).</i></p> <p><i>The applicant's preliminary landscape plan provides a total of 63 caliper inches of new trees. However the proposed new trees are located in areas of required landscaping (e.g. street frontage landscaping and planter strip) and therefore these new plantings account for only 50-percent of the required replacement (RMC 4-4-130H.1.e.i) resulting in only 32 caliper inches provided. Therefore staff recommends as a condition of approval, the applicant submit a revised landscape plan that</i></p>

	<p><i>provides the remaining 28 caliper inches required to meet the replacement ratio. Replacement trees shall be prioritized for planting in available space within the storm drain tract; second priority - planter strips; and last priority - individual lots. The detailed landscape plan shall be submitted with the construction permit application for review and approval by the Current Planning Project Manager.</i></p> <p><i>As shown on the landscape plan (Exhibit 10), Lots 1-5 do not contain the minimum four (4) significant trees to meet tree density requirements (2 significant trees per 5,000 square feet of lot area). Therefore staff recommends as a condition of approval, the applicant submit a detailed landscape plan that provides a minimum of four (4) significant trees for Lots 1-5. The detailed landscape plan shall be submitted with the construction permit application for review and approval by the Current Planning Project Manager.</i></p> <p><i>During construction, trees to be retained (i.e., protected trees), would be required to comply with the tree protection measures during construction (RMC 4-4-130H.9). The eight central components of tree protection include defining and protecting the drip line, erecting and maintaining a temporary six-foot-high chain link construction fence with placards around the tree to be retained, protecting the tree from grade changes, keeping the area clear of impervious surface material, restricting grading within the drip line, providing 3" of bark mulch within the required fencing, retaining a certified arborist to ensure trees are protected from development activities, and alternate protection/safeguards as necessary.</i></p> <p><i>A landmark tree (50"dbh cedar) is located on the abutting western property. Proposed grading and a retaining wall within the storm drain tract are proposed in the outer limits of the tree's dripline. As provided in Code Interpretation – 100 (effective 12-6-2016), offsite trees containing drip lines that encroach into the site under construction shall be considered protected trees unless it is determined the abutting property owner is in compliance with RMC 4-4-130C – Allowed Tree Removal Activities. Therefore staff recommends as a condition of approval, the applicant shall revise the grading limits and relocate the retaining wall outside of the drip line of the 50" dbh cedar tree located on the abutting western property; or provide evidence the abutting property owner would be in compliance with RMC 4-4-130C Allowed Tree Removal Activities. The revised grading plan or abutting property owner evidence shall be submitted with the construction permit application for review and approval by the Current Planning Project Manager.</i></p>
✓	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> The Utility Plan (Exhibit 12) details driveway cuts at least five (5) feet from side property lines. Driveways are shown 16-feet in width for each lot with slopes less than 8-percent. It is assumed that each residence will contain a garage that will accommodate at least two (2) parking spaces, however the width of each driveway as shown is able to provide parking for at least two (2) vehicles.</p>

<p>Compliant if condition of approval is met.</p>	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><u>Staff Comment:</u> The Preliminary Grading and Tree Retention Plan (Exhibit 6) identifies a four (4) foot retaining wall extending north/south approximately 10 linear feet within the central portion of the storm drain tract. Staff recommends as a condition of approval, the applicant provide a cut sheet with the final grading plan that confirms the retaining wall material is composed of brick, rock, textured or patterned concrete or other masonry product that complements the proposed site development. The cut sheet and final grading plan shall be submitted with the construction permit application for review and approval by the Current Planning Project Manager.</p> <p>No other retaining wall or fences are currently proposed with the plat development. Future single-family building permits will be reviewed for compliance with retaining wall and fence height limitations.</p>
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15. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-4, R-6, R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

<p>N/A</p>	<p>Lot Configuration: One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots. <p><u>Staff Comment:</u> (Not applicable in the R-4 zone)</p>
<p>✓</p>	<p>Lots shall be configured to achieve both of the following:</p> <ol style="list-style-type: none"> 1. The location of stormwater infiltration LID facilities is optimized, consistent with the Surface Water Design Manual. Building and property line setbacks are specified in the Surface Water Design Manual for infiltration facilities. 2. Soils with good infiltration potential for stormwater management are preserved to the maximum extent practicable as defined by the Surface Water Design Manual. <p><u>Staff Comment:</u> Lots are configured to allow appropriate space for any infiltration opportunities. The Preliminary Drainage Plan (Exhibit 12) identifies areas for dispersal trench and splash pads. Final determination on LID and infiltration potential will</p>

	<i>occur during construction permit review.</i>
Compliance not yet demonstrated	<p>Garages: If an attached garage is wider than twenty six feet (26'), at least one garage door shall be recessed a minimum of four feet (4') from the other garage door. Additionally, one of the following is required;</p> <ol style="list-style-type: none"> 1. The front porch projects in front of the garage a minimum of five feet (5'), and is a minimum of twelve feet (12') wide, or 2. The roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. The garage is alley accessed, or 4. The garage entry does not face a public and/or private street or an access easement, or 5. The garage width represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. The garage is detached, or 7. The garage doors contain a minimum of thirty percent (30%) glazing, architectural detailing (e.g. trim and hardware), and are recessed from the front façade a minimum of five feet (5'), and from the front porch a minimum of seven feet (7'). <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Primary Entry: The following is required:</p> <ul style="list-style-type: none"> • Porch or stoop: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet demonstrated	<p>Roofs: A variety of roof forms appropriate to the style of the homes shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>

Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>

16. **Subdivision Analysis:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> <i>Each lot is provided access to an existing abutting public residential access street, SE 2nd Pl. The applicant will be required to provide frontage improvements abutting the subject property consisting of curb, gutter, planter strip</i></p>

	with street trees, and sidewalk. Driveways are shown on submitted plans at 16-feet in width.
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> Not applicable. The subdivision does not contain the shape or area to provide two tiers of lots.</p>
✓	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-4 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').</p> <p><u>Staff Comment:</u> The proposed lots are rectangular in shape and with front yards oriented to SE 2nd Pl. Lot size and dimensional requirements of the R-4 zone are shown on the Preliminary Plat Plan (Exhibit 2). The width between the side lot lines where they meet SE 2nd Pl is greater than 80-percent of the required lot width.</p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The proposal would utilize the existing abutting SE 2nd Pl., which is classified as a Residential Access Street. No new connections are needed or required to serve the proposed short plat. The applicant would construct frontage improvements abutting the property along SE 2nd Pl and 156th Ave SE.</p> <p>For SE 2nd Pl., the minimum paved roadway width is 26' which includes 2 – 10' travel lanes and 1 – 6' parking lane. A 0.5' curb, 8' planter, and 5' sidewalk are required along each side of the roadway. A pedestrian bulb-out would be required at the intersection of 156th Ave SE. The King County Assessor's Map shows a current right of way width of approximately 60' for SE 2nd Place. No right of way dedication would be required along the SE 2nd Place frontage. The applicant is proposing to construct these improvements along the subject property's frontage.</p> <p>The classification 156th Ave SE is minor arterial. However, the City's Transportation Department has established a corridor plan for this section of 156th Avenue SE that differs from the minor arterial street standards. The corridor consists of a right of way width of 71'. The paved roadway section is 44' consisting of 2 – 11' travel lanes, 1 – 12' center turn lane, and 2 – 5' bike lanes. A 0.5' curb, 8 planter, and 5' sidewalk are required along each side of the roadway. The applicant is proposing to construct these improvements along the subject property's frontage per the modification request in FOF 17.</p> <p>Each new lot is subject to a transportation impact fee. The 2017 transportation impact fee is \$5,430.85 per single family home. A credit for two lots will be issued for the existing homes. The current transportation impact fee is calculated at building permit submittal and due at the time of building permit issuance for each individual home.</p>

✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment:</i> The project site is surrounded by single-family residential uses that are also within the Residential Low Density and R-4 zoning designation. The proposal meets the maximum density regulations and lots range from 10,634 square feet to 12,019 square feet. The proposed stormwater facility within the storm drain tract is an underground vault. The required perimeter landscaping and eco-grass over the top of the vault would provide an amenity to the neighborhood and an attractive buffer. A Stormwater detention pond within the tract would not provide the same level of aesthetic benefits as the proposed vault. Therefore, staff recommends as a condition of approval that any proposal to convert the stormwater vault within the tract to a stormwater detention pond be considered a Major Plat Amendment subject to the requirements outlined under RMC 4-7-080M.2.</p>
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17. **Modification Analysis:** The applicant is requesting a modification from RMC 4-6-060F.2 in order to modify the minor arterial street standard for 154th Ave SE to contain a right of way width of 71' instead of the code required 91-feet. The modified standard would be comprised of a paved roadway width of 44' consisting of 2 – 11' travel lanes, 1 – 12 center right turn lane, and 2 – 5' bike lanes. Also included are a 0.5' curb, 8' planter, and 5' sidewalk along both sides of the paved roadway. The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance	Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment:</i> The Land Use Element has applicable policies listed under a separate section labeled Promoting a Safe, Healthy, and Attractive Community. These policies address walkable neighborhoods, safety, and shared uses. The intent of the policies are to promote new development with walkable places that support grid and flexible grid street and pathway patterns, and are visually attractive, safe, and healthy environments. The requested street modification is consistent with these policy guidelines.</p>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><i>Staff Comment:</i> The applicant contends the modified 154th Ave SE street section is consistent with the City's corridor plan for the area.</p> <p>Staff concurs the proposed modification would meet the objectives of function and maintainability intended by the code requirements. The City's Public Works Transportation Division have reviewed 156th Avenue SE and the surrounding area and have determined that a modified minor arterial street section is more suitable for the portion of 156th Avenue SE adjacent to the site. The determination was based on the fact that the roadway is directly adjacent to single family residences and there is</p>

	<i>insufficient space between the existing right of way and existing homes to expand the roadway section to meet the minor arterial standards. The proposed modification would meet the Transportation Division's established corridor plan for this section of 156th Avenue SE and could conform to the intended purpose of the code by providing a complete street cross section.</i>
✓	c. Will not be injurious to other property(ies) in the vicinity. <i>Staff Comment: There are no identified adverse impacts to other properties from the requested modification. New frontage improvements would be installed along the subject property's abutting unimproved ROW</i>
✓	d. Conforms to the intent and purpose of the Code. <i>Staff Comment: See comments under criterion 'b'.</i>
✓	e. Can be shown to be justified and required for the use and situation intended; and <i>Staff Comment: See comments under criterion 'b'.</i>
✓	f. Will not create adverse impacts to other property(ies) in the vicinity. <i>Staff Comment: See comments under criterion 'c'.</i>

18. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff have indicated that sufficient resources exist to furnish services to the proposed development; subject to the applicant providing Code required improvements and fees.</p> <p>The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). A minimum of 1,500 gpm fire flow would be required for dwellings that exceed 3,600 square feet.</p> <p>A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow increases to 1,500 gpm. Existing hydrants appear adequate; however, the existing hydrants shall be retrofitted with a 5-inch storz fitting. A water availability certificate shall be obtained from King County Water District 90.</p> <p>The current (2017) fire impact fees are \$718.56 per single family unit payable at time of building permit issuance. The fire impact fee that is current at the time of building permit application would be levied.</p>
Compliant if condition of approval is met	<p>Schools: It is anticipated that the Renton School District can accommodate additional students generated by this proposal at the following schools: Maplewood Heights Elementary School, McKnight Middle School and Hazen High School. Any new students from the proposed development would be bussed to their schools. The stop is located at 156th Ave SE and SE 2nd Pl. (except Maplewood Heights pickup see below) or at the intersection of the proposed development. The proposed project includes the installation of frontage improvements along the SE 2nd Pl and 156th Ave SE frontage, including sidewalks. Students would walk east along this new sidewalk on SE 2nd Pl to the corner of the intersection.</p> <p>Student pickup only for Maplewood Heights Elementary School is located at SE 3rd Pl</p>

	<p>and 156th Ave SE. Students would walk east along SE 2nd Pl and cross 156th Ave SE. An approximately five-foot wide shoulder with c-curb is located along the east side of 156th Ave SE where students would walk south approximately 475-feet to the pickup bus stop.</p> <p>The intersection of 156th Ave SE and SE 2nd Pl does not contain a signal or marked crosswalk. Further, 156th Ave SE is a designated a minor arterial. Therefore staff recommends as a condition of approval, the applicant provide safe route to school measures for students crossing the 156th Ave SE and SE 2nd Pl intersection as warranted. Improvements may include, but are not limited to, a marked crosswalk and/or signage. The applicant shall coordinate with the Engineering Plan Reviewer prior to submitting a construction permit to identify appropriate safe route measures and apply the measure(s) in the construction permit application.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$6,432.00 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$2,740.07. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
Compliant if condition of approval is met	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p>A preliminary drainage plan (Exhibit 12) and Technical Information Report (TIR) (Exhibit 13) prepared by Pacific Engineering Design dated May 3, 2017 were submitted to the City as part of the short plat submittal. The site is located in the City's Flow Control Duration Standard (Forested Site Conditions). The site is also located in the Lower Cedar River drainage basin. The TIR was completed in accordance with the standards found in the 2017 Renton Surface Water Design Manual (RSWDM). All nine core and six special requirements were addressed.</p> <p>The site's natural storm drainage discharge location is at the site's southwest corner. The project is not proposing to discharge storm drainage at this location. Instead, the project is proposing to discharge storm drainage into the existing 12" pipe storm drainage system located north of the site in SE 2nd Place. Thus, the project is not in compliance with Core Requirement #1, Discharge at the Natural Location. Therefore staff recommends as a condition of approval, the applicant apply and receive a decision for a storm drainage adjustment to not discharge at the site's natural discharge location and divert the site's stormwater to another drainage basin as shown on the submitted plans. The drainage adjustment shall be submitted to the Engineering Plan Reviewer for review and approval.</p> <p>A detention vault is proposed to meet the flow control requirements to satisfy Core Requirement #3, Flow Control Facilities.</p> <p>Each new lot is subject to a stormwater system development charge. The 2017 SDC for stormwater is \$1,608.00 per lot. A credit for two lots will be issued for the existing homes. Stormwater SDC fees are due at construction permit issuance.</p>
✓	<p>Water: Water service is provided by King County Water District 90. A water availability certificate from the District shall be provided to the City for review with the construction permit submittal. Review of the water plans will be conducted by King County Water District 90 and the Renton Regional Fire Authority. Plans approved by King County Water District 90 shall be routed to the City for final review prior to permit</p>

	issuance.
✓	<p>Sanitary Sewer: All new side sewers shall be 6". All new side sewers shall flow by gravity to the main at a minimum slope of 2%. A grinder pump system internal to each home may be needed for a daylight basement. Each lot shall have its own side sewer. Sewer cleanouts should not be located in the new driveways.</p> <p>The preliminary utility plan submitted to the City by Pacific Engineering Design shows an individual side sewer for each lot connecting to the existing sewer main in SE 2nd Place.</p> <p>The site is served by a private on-site septic system. The septic system(s) shall be abandoned at the time of demolition of the existing homes in accordance with King County Department of Health regulations and Renton Municipal Code.</p> <p>Each lot is subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The 2017 SDC for sewer service with a 3/4" or 1" water meter is \$2,540.00. Sewer SDC fees are due at construction permit issuance. Each lot is subject to a Special Assessment District (SAD) fee. The site is located in the Central Plateau Interceptor SAD. The fee associated with this SAD is \$351.95 plus interest per lot. SAD fees are due at construction permit issuance.</p>

I. CONCLUSIONS:

1. The subject site is located in the Residential Low Density (LD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 13.
2. The subject site is located in the Residential-4 (R-4) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 14.
3. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 15.
4. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are met, see FOF 16.
5. The proposed short plat complies with the street modification criteria for the reduced cross section for 156th Ave SE provided the applicant complies with City Code and condition of approval, see FOF 17.
6. The proposed short plat complies with the street standards as established by City Code and the modification request supported by staff, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 16 and 17.
7. There are safe walking routes to the school bus stop provided all conditions of approval are met, see FOF 18.
8. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 18.

J. DECISION:

The Cedar Ridge Short Plat, File No. LUA17-000263, as depicted in Exhibit 2, is approved and is subject to the following conditions:


1. The applicant shall submit a final landscape plan that provides the storm drain tract with the required 15-foot landscape screen consisting of trees, shrubs, and groundcover along the SE 2nd PI frontage. The screen shall continue south along the east and west boundaries of the tract with a width and distance that adequately screens the facility from the right-of-way but not compromise the facility's function. The plan shall be submitted with the Construction Permit application for review and approval by the Current Planning Project Manager prior to construction permit issuance. The final landscape plan shall comply with the submittal requirements set forth in RMC 4-8-120D.12 Landscape Plan, Detailed.
2. Due to overhead utilities, the applicant shall submit a final landscape plan that replaces the street trees with a Small Tree variety from the City Approved Street Tree List within the planter strips. The final landscape plan shall be submitted with the Construction Permit application for review and approval by the Current Planning Project Manager prior to construction permit issuance.
3. The applicant shall submit a revised landscape plan that provides the remaining 28 caliper inches required to meet the tree replacement ratio. Replacement trees shall be prioritized for planting in available space within the storm drain tract; second priority - planter strips; and last priority - individual lots. The detailed landscape plan shall be submitted with the construction permit application for review and approval by the Current Planning Project Manager prior to construction permit issuance.
4. The applicant shall submit a revised landscape plan that provides additional trees in Lots 1-5 resulting in each lot containing a minimum of four (4) significant trees, to meet the tree density calculations. The detailed landscape plan shall be submitted with the construction permit application for review and approval by the Current Planning Project Manager prior to construction permit issuance.
5. The applicant shall submit a revised grading plan that relocates the grading limits and the retaining wall outside of the drip line of the 50" dbh cedar tree located on the abutting western property; or the applicant shall provide evidence the abutting property owner would be in compliance with RMC 4-4-130C Allowed Tree Removal Activities. The revised grading plan or abutting property owner evidence shall be submitted with the construction permit application for review and approval by the Current Planning Project Manager prior to construction permit issuance.
6. The applicant shall provide a cut sheet with the revised grading plan that confirms the retaining wall material is composed of brick, rock, textured or patterned concrete or other masonry product that complements the proposed site development. The cut sheet and final grading plan shall be submitted with the construction permit application for review and approval by the Current Planning Project Manager prior to construction permit issuance.
7. The applicant shall provide safe route to school measures for students crossing the 156th Ave SE and SE 2nd PI intersection. Improvements may include, but are not limited to, a marked crosswalk and/or signage. The applicant shall coordinate with the Engineering Plan Reviewer prior to submitting a construction permit to identify appropriate safe route measures and apply those measures in the construction permit application. The safe route to school measure(s) shall be approved by the Current Planning Project Manager and the Engineering Plan Reviewer prior to construction permit issuance.
8. The applicant shall apply and receive a decision for a storm drainage adjustment to not discharge at the site's natural discharge location and instead divert the site's stormwater to another drainage basin as shown on the submitted plans. The drainage adjustment shall be submitted to the Engineering Plan

June 14, 2017

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Reviewer for review and approval prior to construction permit issuance. If the storm drainage adjustment is not approved, the stormwater plan shall be amended to discharge to the natural discharge location.

9. Any proposal to convert the proposed stormwater vault within the storm drainage tract to a stormwater detention pond shall be considered a Major Plat Amendment subject to the requirements outlined under RMC 4-7-080M.2.

DATE OF DECISION ON LAND USE ACTION:**SIGNATURE:****Jennifer Henning, Planning Director****Date**

TRANSMITTED this 14th day of June, 2017 to the Owner and Applicant/Contact:

Owner:

Satwant Singh
24419 105th Pl SE
Kent, WA 99030

Applicant/Contact:

LOU LARSEN
15445 53rd Ave S, 100
Seattle, WA 98188
(206) 396-9039

TRANSMITTED this 14th day of June, 2017 to the Parties of Record:

Jerry & Karen Kierig
6301 SE 2nd Pl
Renton, WA 98059-7055

Ronda Bryant
6220 SE 2nd Pl
Renton, WA 98059

Tuan-Anh Nguyen
6142 SE 2nd Pl
Renton, WA 98059

JUNE AND KRIS HILL
13527 156th Ave SE
Renton, WA 98059-6702

TRANSMITTED this 14th day of June, 2017 to the following:

Chip Vincent, CED Administrator

Brianne Bannwarth, Development Engineering Manager

Ian Fitz-James, Civil Engineer II

Lillian Watson, Property Services

Vanessa Dolbee, Current Planning Manager

Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on June 28, 2017. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

PORTION OF NW 1/4 SEC 32, T 22 N, R 5 E, W.M.

CEDAR RIDGE SHORT PLAT

CITY OF RENTON

(PROJECT NO. 17006)

LEGAL DESCRIPTION

PARCEL # 146340-0045 (13609 156TH AVE SE, RENTON, WA 98059)

CEDAR RIVER FIVE ACRE TRS LOT 1 OF KC SHORT PLAT NO 480035
RECORDING NO 8108260616 SD PLAT DAF-LOT 1 BLK 2 LESS S 150 FT
LESS W 110 FT OF CEDAR RIVER FIVE ACRE TRACTS

PARCEL # 146340-0049 (6315 SE 2ND PLACE, RENTON, WA 98059)

CEDAR RIVER FIVE ACRE TRS LOT 2 OF K C SHORT PLAT NO 480035
RECORDING NO 8108260616 SD PLAT DAF-LOT 1 BLK 2 LESS S 150 FT
LESS W 110 FT OF CEDAR RIVER FIVE ACRE TRACTS

VERTICAL DATUM

NAVD88

BASIS OF BEARING

W. 1/4 CORNER
SEC. 14-23-5
HELD PER PLAT OF HIGHLAND ESTATES AFN 20030205000023

S.W. CORNER
SEC. 14-23-5
HELD PER PLAT OF HIGHLAND ESTATES AFN 20030205000023

COR 2105
N=1780205.7460 (NAD 1983/91)
E=1319243.6880 (NAD 1983/91)
EL=468.87 (NAVD88)

KCSC 3764
N=175534.5540 (NAD 1983/91)
E=1319199.1090 (NAD 1983/91)
EL=368.28 (NAVD88)

SITE INFORMATION

PARCEL NUMBER: 146340-0045, -0049

SITE ADDRESS:
13609 156TH AVENUE SE
RENTON, WA 98059

GROSS AREA: 73,417 SF
R/W (DEDICATION): 835 SF
NET AREA: 72,582 SF (1.67 AC)
PROPOSED LOTS: 6
ZONING: R-4
DENSITY PROPOSED: 3.60 DU/ACRE
DENSITY PERMITTED: 4.00 DU/ACRE

SHEET INDEX

P01 - PRELIMINARY PLAT PLAN
P02 - PRELIMINARY GRADING AND TREE RETENTION PLAN
P03 - PRELIMINARY DRAINAGE PLAN
P04 - PRELIMINARY UTILITY PLAN
P05 - PRELIMINARY VAULT PLAN AND SECTIONS
P06 - EXISTING CONDITIONS

OWNER

CEDAR RIDGE, LLC
24419 105TH PL. SE
KENT, WA 98030

CIVIL ENGINEER

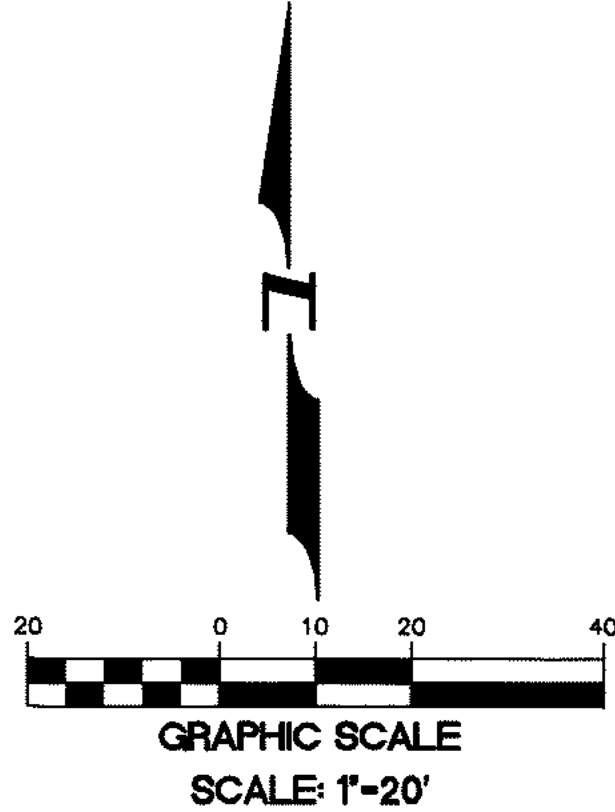
PACIFIC ENGINEERING DESIGN, LLC
15445 53RD AVE S.
SEATTLE, WA 98188

SURVEYOR

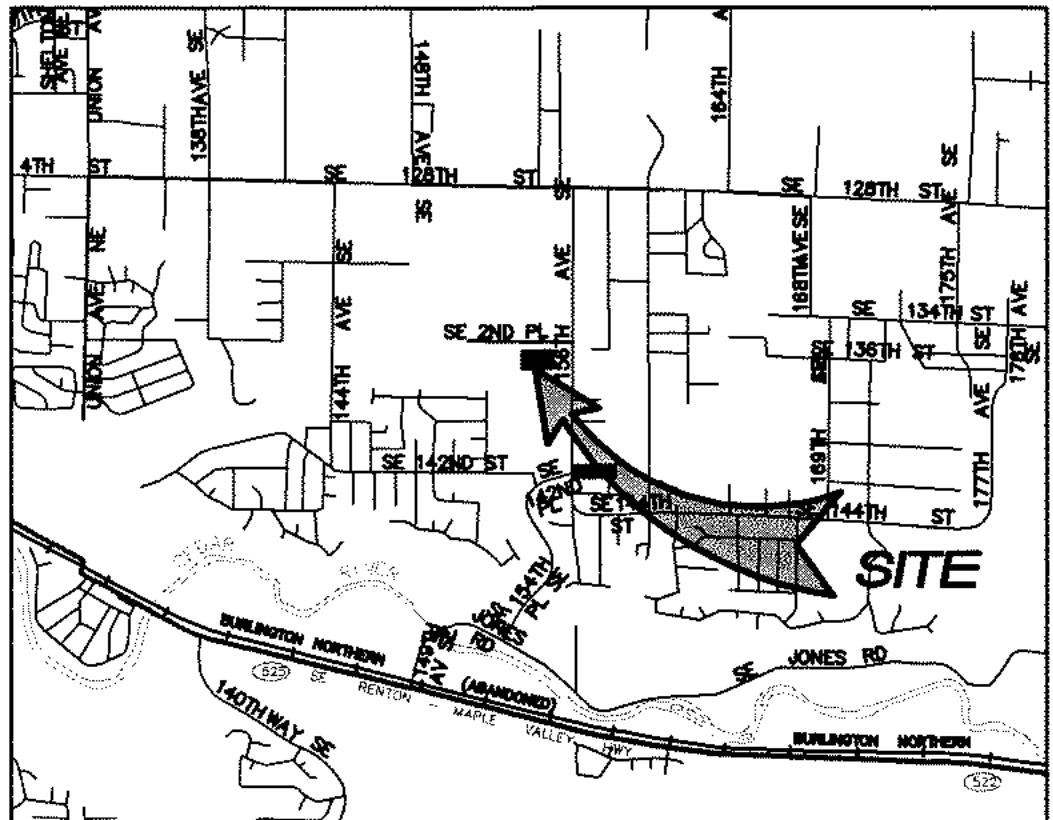
DRYCO SURVEYING
827 MAIN ST #A
SUMNER, WA 98390
PHONE: (253) 826-0300

ARBORIST

GREENFOREST, INC.
4547 S. LUCILE ST
SEATTLE, WA 98118



(PARCEL NO. 146340-0045, -0049)



VICINITY MAP

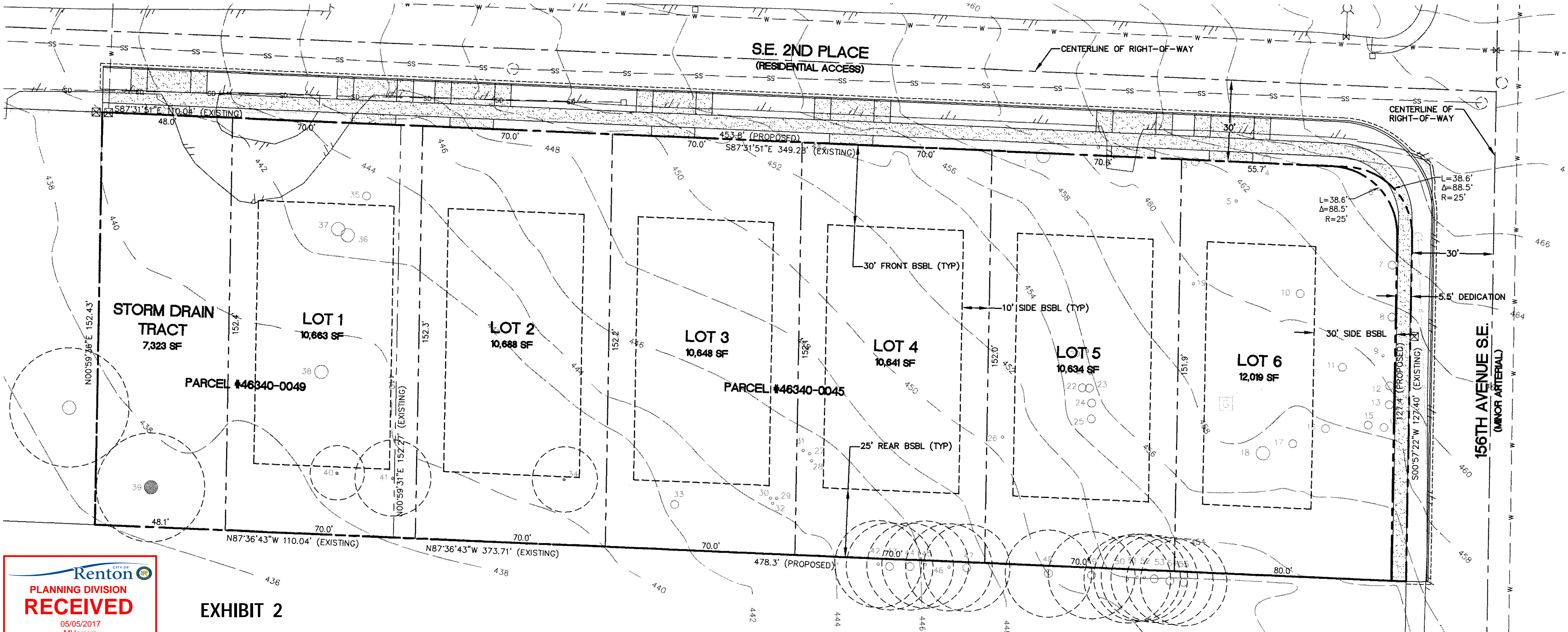


EXHIBIT 2



15445 53RD AVE. S.
SEATTLE, WA 98188
PHONE: (206) 431-7970
FAX: (206) 388-1648
WEB SITE: PACENG.COM
Civil Engineering and
Planning Consultants

CEDAR RIDGE SHORT PLAT
CITY OF RENTON
FOR: CEDAR RIDGE, LLC
24419 105TH PL. SE
KENT, WA 98030
PHONE: (206) 391-3311

PROJECT NO.: 17006
DRAWN BY: AJL
ISSUE DATE: 5-3-2017
SHEET REV.:

PRELIMINARY PLAT
PLAN

17006CV01.DWG
P01
SHEET 01 OF 06

Rosario

[illegible]


50th AVE
LOT 1
110.2

SE 2nd PL

Cedar Ridge Short Plat

SCALE: 1" = 100'

594.1



0 100 200

 CITY OF
Renton
PLANNING DIVISION
RECEIVED
07/25/2017

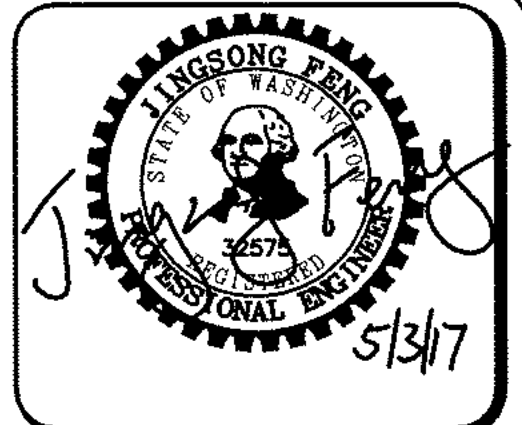
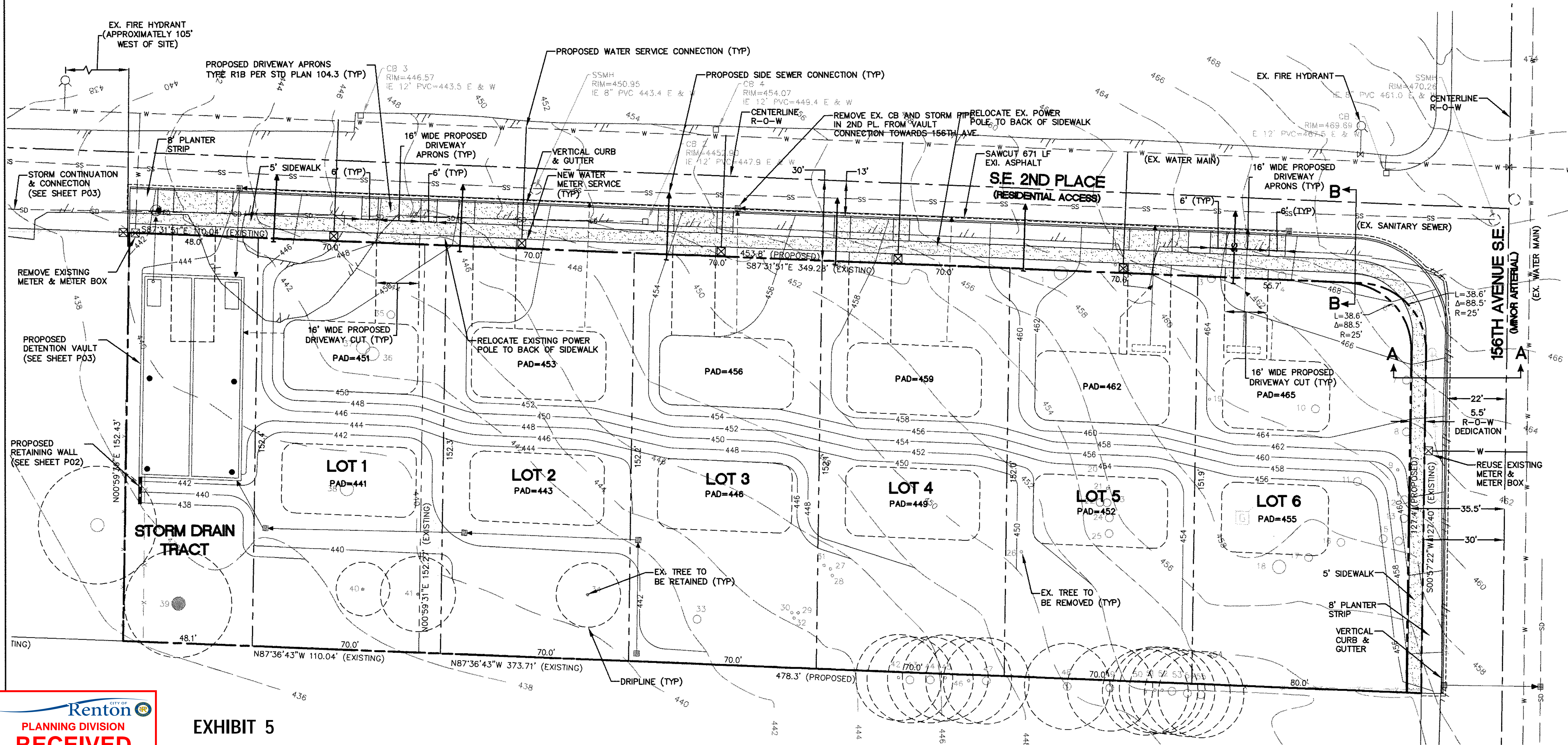
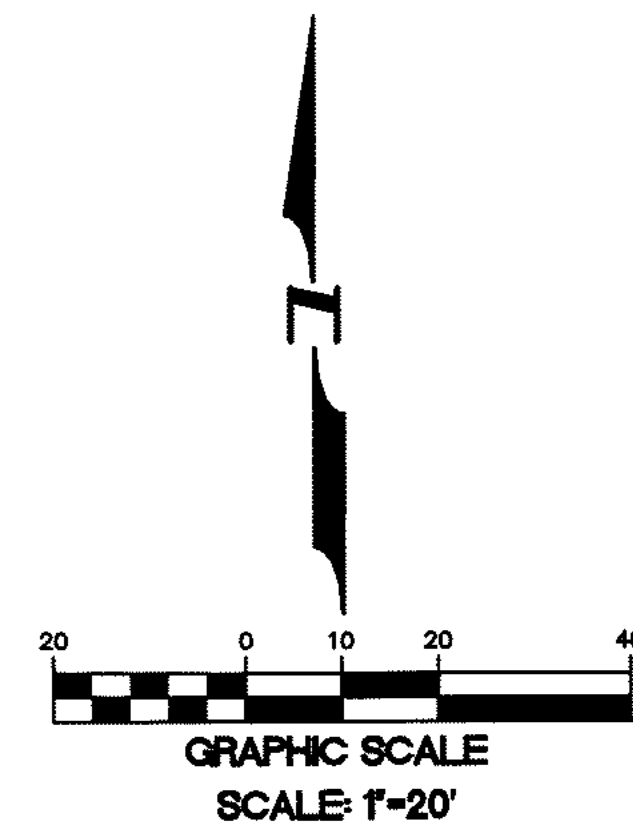
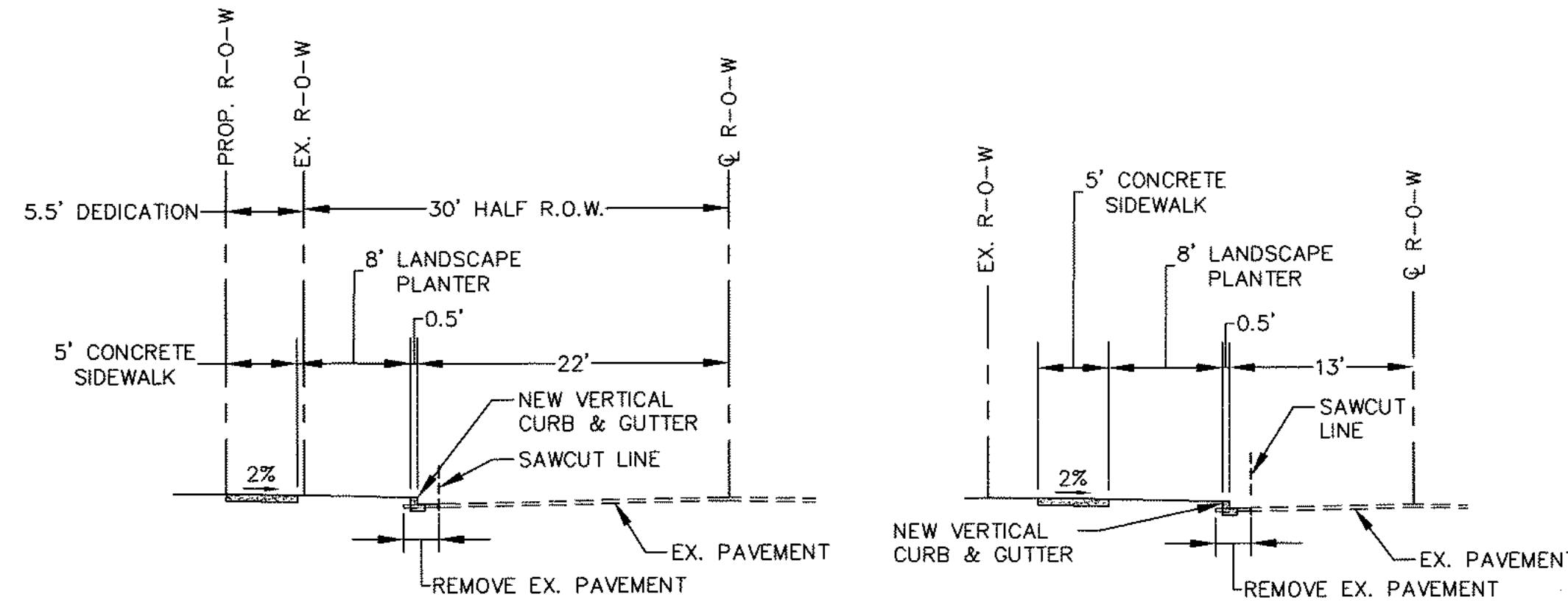
EXHIBIT 3

P06

SHEET 06 OF 06

EXISTING CONDITIONS

PORTION OF NW 1/4 SEC 32, T 22 N, R 5 E, W.M.



15445 53RD AVE. S.
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FAX: (206) 388-1648
WEB SITE: PACENG.COM

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants

CEDAR RIDGE SHORT PLAT
CITY OF RENTON

FOR: CEDAR RIDGE, LLC
20000 1ST AVE SE
KENT, WA 98030
PHONE: (206) 391-3311

PROJECT NO.: 17006
DRAWN BY: AJL
ISSUE DATE: 5-3-2017
SHEET REV.:

PRELIMINARY UTILITY PLAN

17006CU02.DWG
P04
SHEET 04 OF 06



EXHIBIT 5

PORTION OF NW 1/4 SEC 32, T 22 N, R 5 E, W.M.

COMPLETE TREE DATA

Tree No.	Species	DBH	DL	To Remove	To Remain
1 (LM)	Western red-cedar	56	18	X	
2 (UH)	Purpleleaf plum	15	8	X	
3	Douglas-fir	25	16	X	
4 (RW)	Pine	22	12	X	
5 (UH)	Purpleleaf plum	12	10	X	
6 (UH)	Pear	15	12	X	
7	Chestnut	7,7,15,22	22	X	
8	Douglas-fir	28	16	X	
9	Holly	6,6,7	10	X	
10	Douglas-fir	25	16	X	
11	Black locust	27	16	X	
12	Douglas-fir	26	16	X	
13	Western red-cedar	26	12	X	
14	Douglas-fir	23	18	X	
15	Douglas-fir	28	18	X	
16 (LM)	Douglas-fir	30	18	X	
17	Western red-cedar	26	20	X	
18 (LM)	Western red-cedar	44	25	X	
19	Black locust	7	12	X	
20	Douglas-fir	17	16	X	
21	Douglas-fir	19	16	X	
22	Douglas-fir	19,23	16	X	
23	Douglas-fir	25	18	X	
24	Douglas-fir	22	18	X	
25	Douglas-fir	23	18	X	
26	Red alder	8	14	X	
27 (UH)	Red alder	16	14	X	
28 (UH)	Red alder	15	14	X	

Tree No.	Species	DBH	DL	To Remove	To Remain
29 (UH)	Red alder	11	14	X	
30 (UH)	Red alder	9	14	X	
31 (UH)	Red alder	8	14	X	
32 (UH)	Red alder	14	14	X	
33 (UH)	Red alder	14	16	X	
34	Douglas-fir	8	12		X
35	Western red-cedar	22,22	14	X	
36 (LM)	Douglas-fir	38	20	X	
37 (LM)	Western red-cedar	50	18	X	
38 (LM)	Western red-cedar	43	20	X	
39 (LM)	Western red-cedar	56	20		X
40	Pine	9	10		X
41	Chestnut	7	14		X
42 (OS)	Douglas-fir	14	16		X
43 (OS)	Douglas-fir	24	16		X
44 (OS)	Douglas-fir	26	16		X
45 (OS)	Douglas-fir	16	16		X
46 (OS)	Douglas-fir	10	16		X
47 (OS)	Douglas-fir	26	16		X
48 (OS)	Douglas-fir	27	16		X
49 (OS)	Douglas-fir	29	16		X
50 (OS)	Douglas-fir	11	16		X
51 (OS)	Douglas-fir	15	16		X
52 (OS)	Douglas-fir	10	16		X
53 (OS)	Douglas-fir	20	16		X
54 (OS)	Douglas-fir	20	16		X
55 (OS)	Douglas-fir	22	16		X

RETAINED TREE DATA

Tree No.	DBH	Species	North	East	South	West	DL
34	8	Douglas-fir	DL	DL	DL	DL	12
39	56	Western red-cedar	DL	28	PL	PL	20
40	9	Pine	DL	DL	PL	DL	10
41	7	Chestnut	DL	DL	PL	DL	14

LEGEND

UH = UNHEALTHY/DANGEROUS TREE (PER ARBORIST REPORT)
 LM = LANDMARK TREE
 DBH = DIAMETER INCHES OF TRUNK
 DL = DRIPLINE AS RADIUS IN FEET FROM THE TRUNK
 PL = PROPERTY LINE
 LOD = LIMITS OF DISTURBANCE AS RADIUS IN FEET FROM THE TRUNK
 RW = TREE LOCATED IN RIGHT-OF-WAY
 OS = TREE LOCATED OFF-SITE
 SSI = SPECIAL INSTRUCTIONS INCLUDED IN REPORT FOR WORK ON THAT SIDE OF THE TREE (I.E. PROPOSED SIDEWALK)

TREE SUMMARY

ON-SITE SIGNIFICANT TREES	23
ON-SITE LANDMARK TREES	6
ON-SITE DANGEROUS TREES	9
TREES IN RIGHT-OF-WAY	1
TOTAL SIGNIFICANT & LANDMARK	29
PROPOSED RETAINED TREES	4
PROPOSED RETAINED TREES	13%

NOTES

SEE ARBORIST REPORT PREPARED BY GREENFOREST, INC.
 4547 SOUTH LUCILE STREET
 SEATTLE, WA 98118

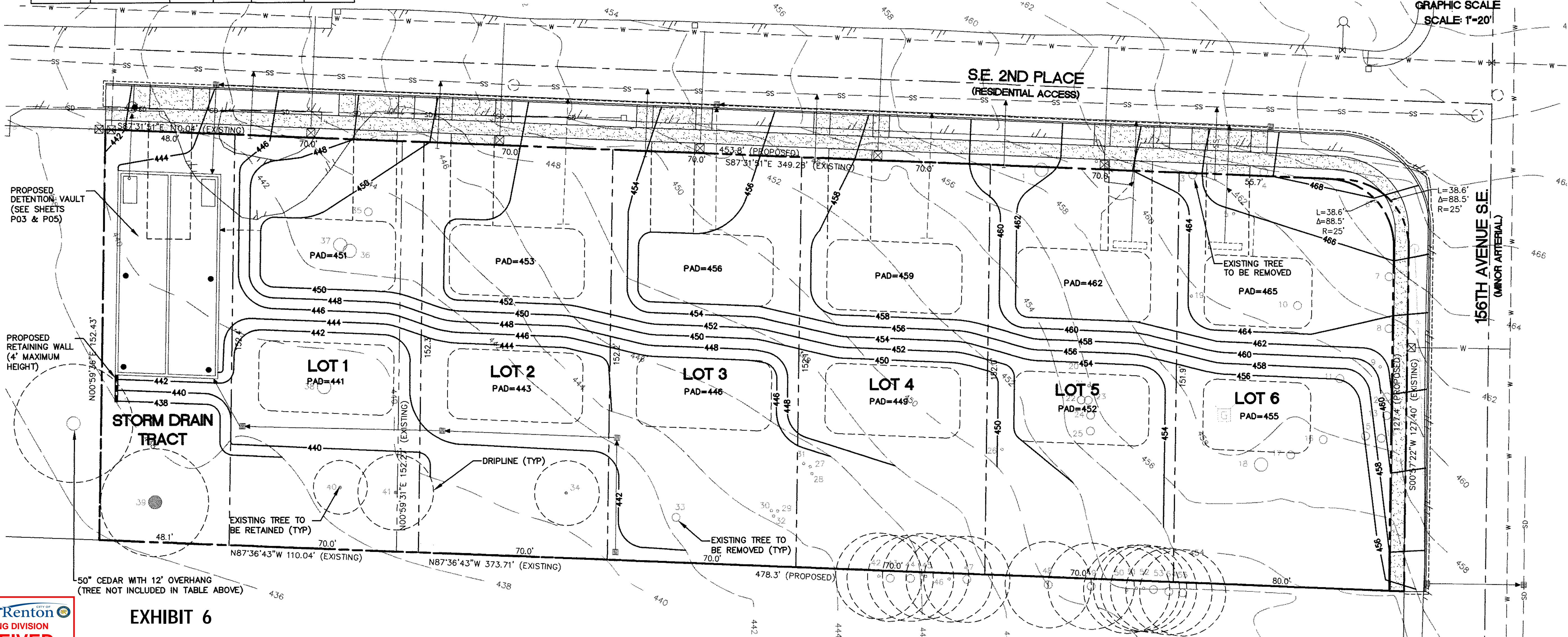
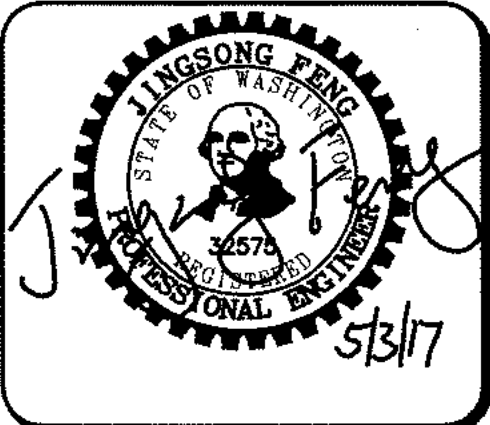


EXHIBIT 6



15445 53RD AVE. S.,
 SEATTLE, WA 98188
 PHONE: (206) 431-7970
 FAX: (206) 388-1648
 WEB SITE: PACENG.COM

Pacific
 Engineering
 Design, LLC

Civil Engineering and
 Planning Consultants

CEDAR RIDGE SHORT PLAT
 CITY OF RENTON

FOR:
 CEDAR RIDGE, LLC
 2449 105TH PL SE
 RENTON, WA 98058
 PHONE: (206) 391-3311

PROJECT NO.: 17006

DRAWN BY: AJL

ISSUE DATE: 5-3-2017

SHEET REV.:

PRELIMINARY
 GRADING AND TREE
 RETENTION PLAN

17006GR01.DWG

P02

SHEET 02 OF 06





Cobalt
Geosciences



P.O. Box 82243
Kenmore, Washington 98028
(206) 331-1097

August 22, 2016
Updated April 24, 2017

pmvrsingh@gmail.com
Mr. Satwant Singh

RE: Limited Stormwater & Geologic Hazard Evaluation
Proposed Six Lot Short Plat
13609 156th Avenue SE
Renton, Washington

Dear Mr. Singh,

In accordance with your authorization, Cobalt Geosciences, LLC has prepared this letter to discuss the results of our limited stormwater and geologic hazard evaluation at the referenced site.

The proposed development includes six single-family residences, access driveways, and landscaped areas.

Site and Project Description

The site is located at 13609 – 156th Avenue SE in Renton, Washington (Figure 1). The site consists of one rectangular parcel (No. 146340-0045) with a total area of approximately 1.3 acres.

The site is developed with a single-family residence and access driveway extending onto the property from the north and near the east end of the property. There are several outbuildings within the remainder of the property.

The site slopes gently downward toward the southwest with total topographic relief of about 25 feet. The site is vegetated with grasses, blackberry vines, and local deciduous and evergreen trees. The site is bordered to the south and west by single-family residences, to the north by SE 2nd Place and to the east by 156th Avenue SE.

The project consists of subdividing the existing parcel into six building lots. The existing residence and outbuildings would be removed as part of site development.

Stormwater management will include a stormwater detention vault located in the west portion of the site.

Area Geology

The Geologic Map of King County, indicates that the site is underlain by Vashon Glacial Till.

Vashon Glacial Till is typically characterized by an unsorted, non-stratified mixture of clay, silt, sand, gravel, cobbles and boulders in variable quantities. These materials are typically dense and relatively impermeable. The poor sorting reflects the mixing of the materials as these sediments were overridden and incorporated by the glacial ice.

EXHIBIT 7



Preliminary Construction Mitigation Plan For Cedar Ridge Short Plat

Proposed Construction Dates (begin and end dates):

Based on this preliminary short plat application date, we anticipate construction permits for utilities and plat infrastructure (roads, sidewalks, etc.) to be finalized later this year (2017) to early next year (2018). Based on that timeline, we anticipate utility and plat infrastructure construction to begin in the Spring of 2018 and end during the summer of 2018. Home construction on the lots should begin during the summer of 2018 and run through at least the winter of 2018 and possibly longer, depending on lot sales.

Hours and Days of Operation:

Construction activities will be limited to the hours between 7:00am and 8:00pm, Monday through Friday and 9:00am and 8:00pm Saturday. In addition, haul hours are limited to the hours between 8:30am and 3:30pm on Saturdays, unless approved in writing in advance by the development services division. No work permitted on Sundays.

Proposed Hauling/Transportation Routes:

The site is accessible from two directions. From the south via 156th Avenue SE / Maple Valley Highway / I-405 and from the north via 156th Avenue SE / NE 4th Street / I-405.

Measures to be implemented to minimize dust, traffic and transportation impact, erosion, mud, noise and other noxious characteristics:

Water Truck, Temporary Erosion Control Plan, BMPs, construction proposed during City of Renton permitted work hours.

Any special hours proposed for construction or hauling (i.e. weekends, late nights):

No special hours for construction or hauling are anticipated or proposed at this time.

Preliminary Traffic Control Plan:

Site is located along SE 2nd Place (classified residential access) at the intersection with 156th Avenue SE (classified Minor Arterial). Anticipate “construction ahead” warning signs north and south of the project along 156th Avenue SE and on SE 2nd Place west of the project site. Flaggers and additional signage will be provided when work is required in either right-of-way. Construction staging / parking will be limited to on-site and along SE 2nd Place. Site will be accessed from SE 2nd Place.

Final Traffic Control Plan will be provided at the time of Engineering approval.

EXHIBIT 8



From: Jerry Kierig <jerryk@panabodehomes.com>
Sent: Wednesday, May 24, 2017 10:04 AM
To: Matthew Herrera; satwant singh
Subject: LUA17, 000263, SHPL-A Additional Info Request

Matt...

I would like to go in record for the current comment period affixed to Short Plat application LUA17, 000263, SHPL-A.

My name is...

Jerry Kierig
6301 SE 2nd Place
Renton WA 98059
(425) 271-3016

My property lies adjacent on the west to the application property noted above. I have lived on this property since 1994. During that time My wife Karen and I have witnessed/ experienced the change of our property from living on a rural dirt road to now a semi-congested neighborhood with a wide paved development access route in front of our house. While we are not objectionable to progress and change and the increase of our property value... it has come with some inconveniences. Added traffic, noise, and additional water flow problems around and onto our property from the development of properties uphill from ours.

The application property is mostly higher to ours and a quite significant ground water spring has soaked the portion of said property directly adjacent to ours because it swails out in back of our former neighbors home. That flow helps feed our stand of large cedars there which we have no intention of removing as it adds to the diversity of the neighborhood in contrast to the development tactic of taking out the native trees. That swail/ flow continues through and around our property to the west and into the property behind us directly to the west and then spills out into the 154th st corridor. Evidence of this has been documented.

My professional experience with land development is that addition of hard scape no matter how well its designed to mitigate storm/ surface water absorption will increase the upper subsurface & surface accumulation of storm water in historic subsurface ground water flow channels as water flows in direction of least resistance. The integration of a water flow management system is far more successful than the old dispersion policy which basically places the water flow problem on the property owners further down the "historic" storm water flow channel.

After review of preliminary surface water management proposal I would like to go on record as being in favor of the designed storm water collection system designed by Pacific Engineering Design. The capture and management of hard scape storm/ surface water accumulation in my opinion is necessary to alleviate the additional water flow problems which has increased on the application property over the past 2 decades from over development and lack of surface storm water management uphill from my property. Water will continue to flow in the direction of the native flow but at a smaller volume with a collection management system on the application

EXHIBIT 9

property. jk

Jerry Kierig CPBD, AIBD
VP Design & Engineering
PAN ABODE Cedar Homes
800-782-2633 or (425) 255-8260
panabodehomes.com

On 5/18/2017 12:20 PM, Matthew Herrera wrote:

Hi Jerry, yes email format is fine. –Matt

Matt Herrera, AICP
Senior Planner
City of Renton
425.430.6593

From: Jerry Kierig [<mailto:jerryk@panabodehomes.com>]
Sent: Thursday, May 18, 2017 12:08 PM
To: Matthew Herrera <MHerrera@Rentonwa.gov>
Subject: Re: LUA17, 000263, SHPL-A Additional Info Request

Matt...

Can I just email you my comments in an email format or do you need them in a formal word like document? jk

Jerry Kierig CPBD, AIBD
VP Design & Engineering
PAN ABODE Cedar Homes
800-782-2633 or (425) 255-8260
panabodehomes.com

On 5/17/2017 9:03 AM, Matthew Herrera wrote:

Jerry,

Please find the attached subdivision layout and TIR addressing stormwater. Let me know if there are other documents you would like to review. Satwant Singh is the owner and applicant for the short plat application. Please feel free to send me your written comments regarding the application via email. –Matt

Matt Herrera, AICP
Senior Planner
City of Renton

425.430.6593

From: Jerry Kierig [<mailto:jerryk@panabodehomes.com>]
Sent: Tuesday, May 16, 2017 9:01 PM
To: Matthew Herrera <MHerrera@Rentonwa.gov>
Cc: pmvrsingh@gmail.com
Subject: Fwd: LUA17, 000263, SHPL-A Additional Info Request

Matt/ Satwant...

LUA17, 000263, SHPL-A Additional Info Request

Pls provide the subdivision plan for this project and name of new legal owner. I am the property owner directly adjacent on the west and interested why the design states storm water tract on east side of project property. Low end is the west side, we have water problems associated with the spring that is on the west side of the project site.

Thank you for any info you can provide. jk

--

Jerry Kierig CPBD, AIBD
VP Design & Engineering
PAN ABODE Cedar Homes
800-782-2633 or (425) 255-8260
panabodehomes.com

PLANT MATERIAL SCHEDULE

60" OF REPLACEMENT TREES ARE REQUIRED, 63" HAVE BEEN PROVIDED

TREES		QUANTITY
6	Fraxinus oxycarpa 'Raywood'	3" caliper
	Raywood Ash	Box or B & B
	height 35' x spread 25' Drought Tolerant deciduous, zone 6	
	fall color Reddish Purple	
3	Acer platanoides 'Columnar'	3" caliper
	Columnar Norway maple	Box or B & B
	height 35' x spread 15' deciduous, Drought Tolerant zone 4	
	Fall Color Yellow	
8	Quercus rubur 'Fastigiata'	3" caliper
	Sky rocket Oak	
	height 45' spread 15', deciduous, Drought Tolerant zone 5	
	fall color yellow - Brown	
4	Pyrus calleryana 'Capital'	3" caliper
	Capital Pear	container or B & B
	height 35' x spread 12' deciduous, Drought Tolerant zone 5	
	white flowers, red fall color	

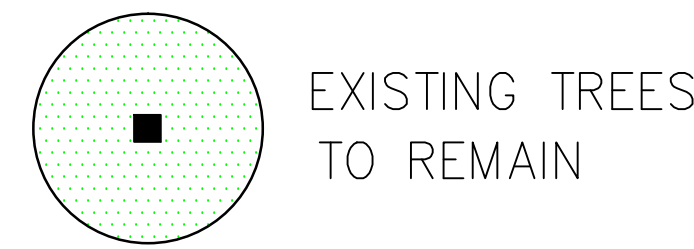
SHRUBS	
91	Prunus Laurocerasus 'Otto Luyken'
	Otto Luyken Cherry Laurel
	height 3' x spread 6' evergreen, Drought Tolerant zone 3a - 9
22	Berberis thunbergii 'Aurea', Yellow Leaved
	Golden Japanese Barberry
	height 3' x spread 3'-4' evergreen, Drought Tolerant zone 4
22	Abelia 'Confetti'
	Confetti Variegated Glossy Abelia
	height 3' x spread 3' evergreen, Drought Tolerant zone 7
28	Helictotrichon sempervirens
	Blue Oat Grass
	height to -18" spread, Clumping evergreen, zone 4
5	Viburnum rhytidophyllum
	Leatherleaf Viburnum
	height 8' -15' x spread 6'-12' evergreen, Drought Tolerant zone 3-9

7	Ribes Sanguineum	5 gallon
	Flowering Currant	container
	height 10' x spread 8' evergreen, Drought Tolerant zone 5	
22	Cotoneaster 'congestus'	5 gallon
	Pyreneas Cotoneaster	container
	height 3' x spread 3' evergreen, Drought Tolerant zone 6	
14	Leucothoe axillaris	5 gallon
	Coast Leucothoe	container
	height 3' x spread 4' evergreen, zone 5	

GROUND COVERS

Lawn Area storm drain tract
7,185 sq.ft.
Lawn to be 'Eco-lawn', (trade name), containing: Certified Fine Fescue, Oracle Creeping Red Fescue, Maxima I Creeping Red Fescue, Spartan II Hard Fescue, Sealink Slender Fescue, SR 5130 Chewing's Fescue, SR 3210 Blue Fescue, SR 3150 Hard Fescue. (percentage of each seed per manufacture count) Broadcast at a rate of 5 Pounds per 1000 sq.ft. water tell established with temporary irrigation system.

2,974 sq.ft. 1,528 plants	1	Arctostaphylos uva-ursi 'Emerald Carpet'	1 gallon
		Emerald Carpet Common Bearberry	container
		height 10" - 18" spreading	evergreen, zone 4
		Ground covers shall be planted at 18" on center through out entire planting bed indicated	
4,441 sq.ft. 2,281 plants	2	Vinca minor 'Alba'	1 gallon
		White Common Periwinkle	container
		height 6" -10" spreading	evergreen, zone 5
		Ground covers shall be planted at 18" on center through out entire planting bed indicated	



EXISTING TREES TO REMAIN

GENERAL PLANTING NOTES

- The landscape contractor shall be responsible for familiarizing themselves with other site improvements prior to starting any work on the project.
- The landscape contractor shall use caution while excavating to avoid disturbing any utility. If utilities are disturbed the contractor shall at once notify the general contractor, owner or anyone that would have interest in the disturbance. The landscape contractor shall call for a complete locate prior to start of work.
- The landscape contractor shall be responsible for computing the correct quantities of plant materials, amounts of materials such as soil, bark and any other required materials and labor etc. needed to complete the project.
- Ground, cover if used, shall be planted in an equilateral triangular spacing pattern at the spacing shown on the plan set materials legend. Where ground covers about a curb, walk or planting bed edge the minimum spacing to the edge is 12" from the center of the plant.
- All sub-grades shall be set by the general contractor to 1/10th of an inch of finish grade less the depth of the specified imported topsoil depth.
- A minimum depth of 4" three way imported topsoil shall be used in all planting areas and lawn areas.
- Rototill all shrub-lawn areas to a depth of 8" except areas that slope and tilling would jeopardised stability
- Provide a minimum depth of 2-1/2" fine bark mulch in all new shrub beds, keep mulch off plant trunk.
- Fertilize all plantings with agro transplant fertilizer 4-2-2 per the manufacturers specifications.
- Fertilize all plantings with agriform tablets per the manufacturers specifications.
- All plant materials shall conform to the current edition of the A.A.N. standards for nursery stock. Any replacements of dead or damaged stock shall be completed at once.
- The landscape contractor shall maintain the landscape durring and through construction and until final acceptance.
- The landscape contractor shall guarantee and warantee all materials and workmanship for a period of one year and/or one complete growing season
- The property owner shall water all areas after acceptance from the landscape contractor and through the one year and one complete growing season of all plant materials.

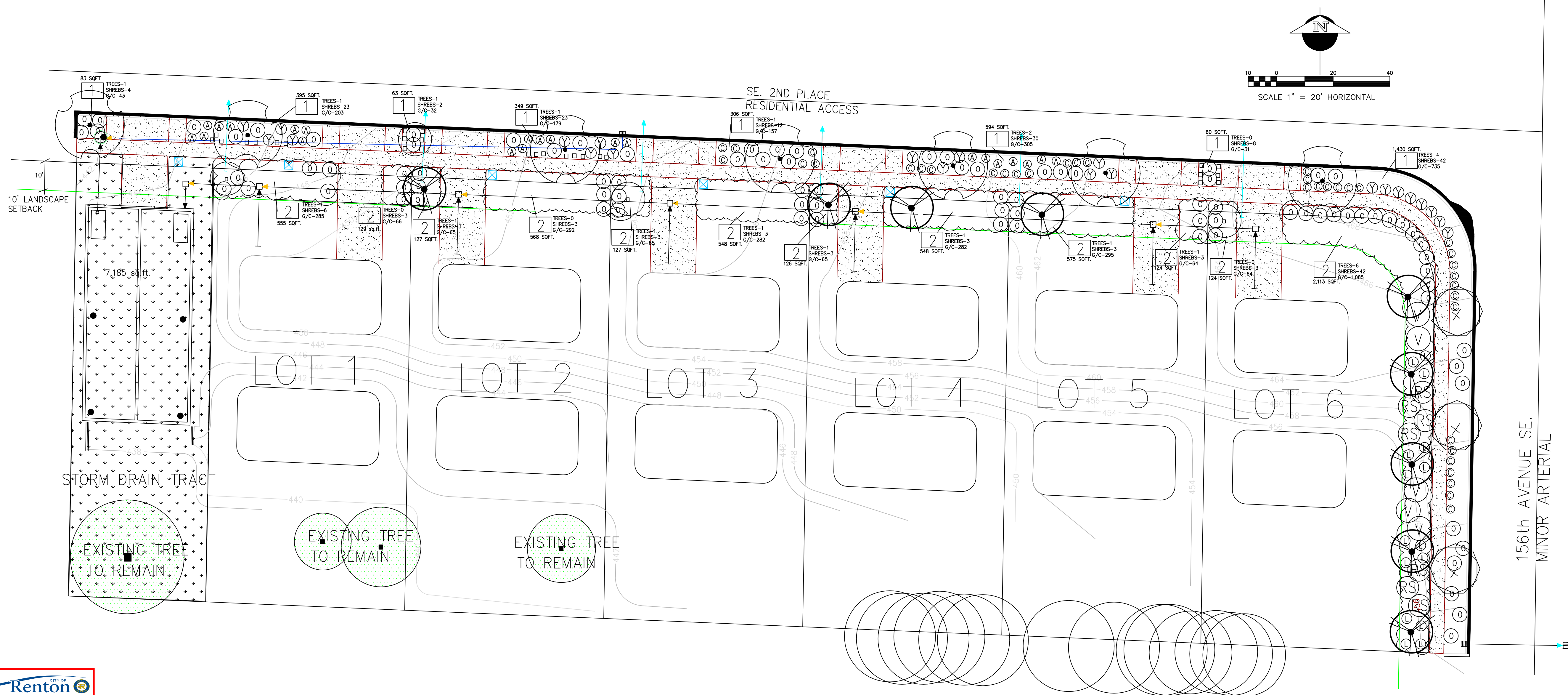


EXHIBIT 10

DATE

REVISIONS

NO.

DATE

REVISIONS

NO.

DATE

REVISIONS

NO.

DATE

REVISIONS

NO.

DATE

REVISIONS

NO.

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

FRANK WILLIAM BUSHELL
CERTIFICATE NO. 255
EXP. 11-20-2019

IAS Landscape Architectural Services
PO BOX 11134 TACOMA WA 98411
P: 253.472.2217 F: 253.472.2217 EMAIL: FRANK@FRANKBUSHELL.COM

SHEET TITLE:
LANDSCAPE
PLANTING
PLAN

PROJECT:
CEDAR GROVE SHORT PLAT
CITY OF RENTON, WASHINGTON
156TH AVENUE SE. & SE. 2ND PLACE

OWNER:
SSK DEVELOPMENT, LLC
24419 105TH PL. SE.
KENT, WA. 98030
(206) 391-3311

F.W.BUSHELL
DESIGNED BY
05/05/2017
DATE

PROJECT NO.
SHEET
L - 1
OF 3



Greenforest Incorporated



Consulting Arborist



TO: Satwant Singh
Skyline Properties, Inc.
1851 Central Place South, #116
Kent WA 98030

REFERENCE: Tree Inventory & Arborist Report, Cedar Ridge Short Plat

SITE ADDRESS: 13609 156th Ave SE, Renton WA

DATE: May 5, 2017

PREPARED BY: Favero Greenforest, ISA Certified Arborist # PN -0143A
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist® #379

In preparation for re-development of the referenced site, you contracted my services as a consulting arborist. My assignment is to inventory and assess the regulated trees on the site, and document my findings in this report.

You provided me a Topographic Survey prepared by Pacific Engineering Design, LLC. I visited the site 3/8/2017 and inspected the trees, which are the subject of this report.

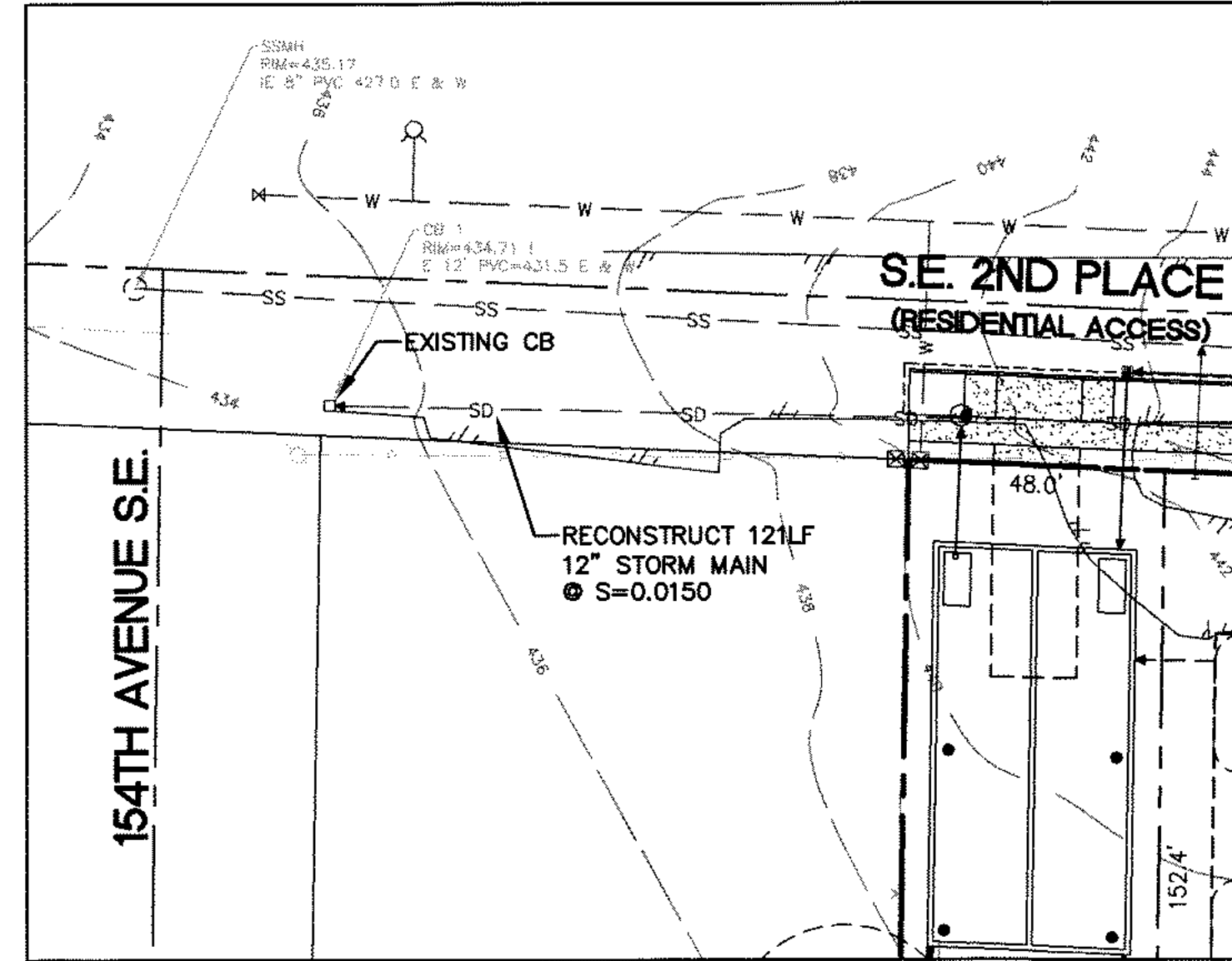
SUMMARY:

Onsite Significant Trees	23
Onsite Landmark Trees	6
Onsite Dangerous Trees	9
<hr/>	
TOTAL Significant & Landmark	29
<hr/>	
Proposed Retained Trees	4
Percent Retained Trees	13%

EXHIBIT 11



PORTION OF NW 1/4 SEC 32, T 22 N, R 5 E, W.M.



OFF-SITE STORM DRAINAGE CONNECTION
SCALE: 1"=30'

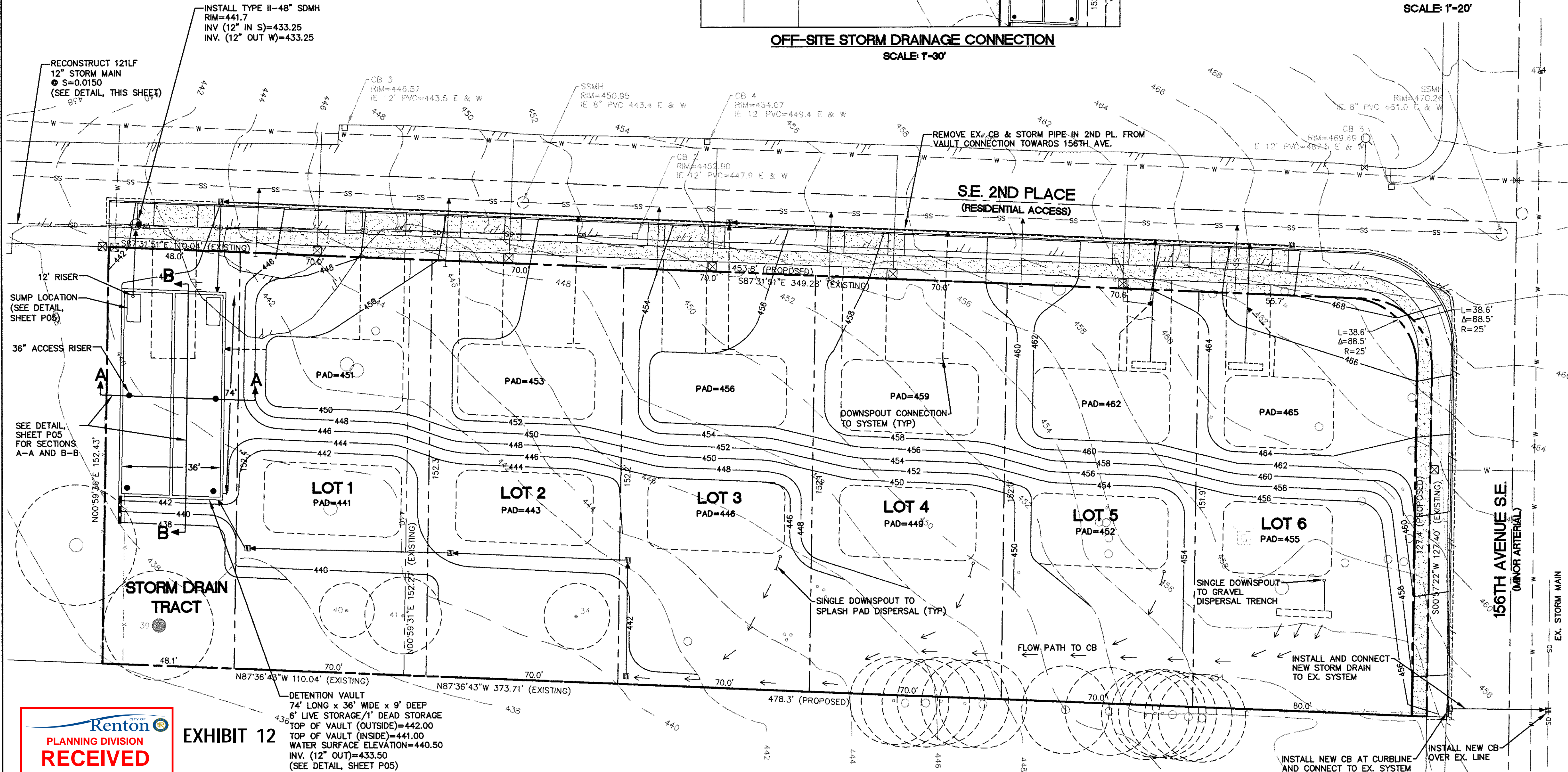
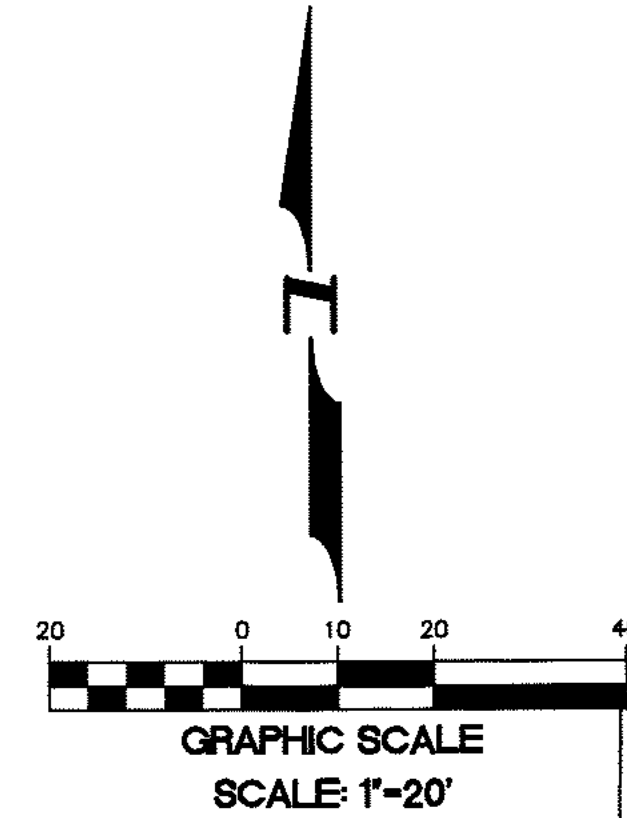
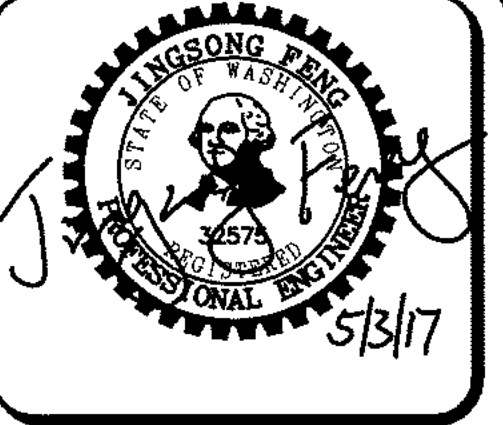


EXHIBIT 12



15445 53RD AVE. S.
SEATTLE, WA 98188
PHONE: (206) 431-7970
FAX: (206) 388-1648
WEB SITE: PACENG.COM

Pacific
Engineering
Design, LLC

Civil Engineering and
Planning Consultants

CEDAR RIDGE SHORT PLAT
CITY OF RENTON

FOR
CEDAR RIDGE, LLC
CANTON, WA 98030
PHONE: (206) 391-3311

PROJECT NO.: 17006
DRAWN BY: AJL
ISSUE DATE: 5-3-2017
SHEET REV.:

PRELIMINARY
DRAINAGE PLAN

17006DR01.DWG
P03
SHEET 03 OF 06

Cedar Ridge Short Plat

Renton, Washington

Preliminary Technical Information Report



May 03, 2017

Pacific Engineering Job No. 17006

EXHIBIT 13



M E M O R A N D U M

DATE: June 9, 2017

SUBJECT: **Advisory Notes to Applicant
Cedar Ridge Short Plat / LUA17-000263, SHPL-A**

Development Engineering, Ian Fitz-James, ifitz-james@rentonwa.gov, 425.430.7288

WATER: Water service is provided by King County Water District 90.

SEWER: The site is in the City of Renton sewer service area. There is an existing 10" PVC sewer running east to west in SE 2nd Place north of the site. Reference Project File WWP2703148 in COR Maps for record drawings. There is no existing sewer in 156th Avenue SE east of the site. The existing residences are served by private on-site septic systems.

STORM DRAINAGE: There is no stormwater conveyance system along the project's 156th Avenue SE frontage. Runoff along the 156th SE frontage is conveyed south by a shallow ditch. The eastern portion of the SE 2nd Place frontage has no drainage improvements. Drainage from this frontage sheet flows southwest off the road into the site. Some drainage is intercepted by a Type 1 Catch Basin (COR Facility ID 117304) located on the southern frontage of SE 2nd Place across from the driveway to 6304 SE 2nd Place. Drainage from the western portion of the SE 2nd Place frontage also sheet flows southwest off the road into the site and 6301 SE 2nd Place. On-site drainage either infiltrates or sheet flows southwest.

STREETS: 156th Avenue SE east of the site is classified as a minor arterial street. The 156th Avenue SE existing street section consists of a pavement width of approximately 45' with an 11' travel lane in the southbound direction, a 13' travel lane in the northbound direction, an 11' left turn lane for northbound 156th Avenue SE traffic, and a 10' paved shoulder along the western frontage. A 0.5' curb and a 4.5' concrete sidewalk exist along the eastern frontage. The existing right of way width for 156th Avenue SE is approximately 60' per the King County Assessor's Map.

SE 2nd Place north of the site is classified as a residential access street. The SE 2nd Place existing street section consists of a pavement width of approximately 38' with a 15' travel lane in the eastbound and westbound direction and a 4' paved shoulder along each side of the roadway. There is no existing curb or sidewalk along either side of the roadway. The existing right of way width for SE 2nd Place is approximately 60' per the King County Assessor's Map.

WATER COMMENTS

1. Water service is provided by King County Water District 90. Please obtain a water availability certificate from the District and provide it to the City for review with the construction permit submittal.

2. Review of the water plans will be conducted by King County Water District 90 and the Renton Regional Fire Authority.
3. Plans approved by King County Water District 90 shall be routed to the City for final review prior to permit issuance.

SEWER COMMENTS

1. All new side sewers shall be 6". All new side sewers shall flow by gravity to the main at a minimum slope of 2%. A grinder pump system internal to each home may be needed for a daylight basement. Each lot shall have its own side sewer. Sewer cleanouts should not be located in the new driveways.

The preliminary utility plan submitted to the City by Pacific Engineering Design shows an individual side sewer for each lot connecting to the existing sewer main in SE 2nd Place.

2. The site is served by a private on-site septic system. The septic system(s) shall be abandoned at the time of demolition of the existing homes in accordance with King County Department of Health regulations and Renton Municipal Code.
3. Each lot is subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The 2017 SDC for sewer service with a 3/4" or 1" water meter is \$2,540.00. Sewer SDC fees are due at construction permit issuance.
4. Each lot is subject to a Special Assessment District (SAD) fee. The site is located in the Central Plateau Interceptor SAD. The fee associated with this SAD is \$351.95 plus interest per lot. SAD fees are due at construction permit issuance.

STORM DRAINAGE COMMENTS

1. A preliminary drainage plan and Technical Information Report (TIR) prepared by Pacific Engineering Design dated May 3, 2017 were submitted to the City as part of the site plan submittal. The site is located in the City's Flow Control Duration Standard (Forested Site Conditions). The site is located in the Lower Cedar River drainage basin. The TIR was completed in accordance with the standards found in the 2017 Renton Surface Water Design Manual (RSWDM). All nine core and six special requirements were addressed.

The site's natural storm drainage discharge location is at the site's southwest corner. The project is not proposing to discharge storm drainage at this location. Instead, the project is proposing to discharge storm drainage into the existing 12" pipe storm drainage system located north of the site in SE 2nd Place. Thus, the project is not in compliance with Core Requirement #1, Discharge at the Natural Location. A stormwater adjustment will need to be approved to use the proposed discharge location.

The natural downstream flow path from the site flows southwest from the site through 278 Toledo Avenue SE and then south in the Toledo Avenue SE / 154th Avenue SE right of way to the end of the paved roadway where it is collected by a catch basin approximately 335' south of 278 Toledo Avenue SE. From this point, drainage is conveyed south in a shallow open conveyance system south through the unimproved 154th Avenue SE right of way to the intersection of 154th Avenue SE and SE 142nd Street in unincorporated King County approximately 1,675' south of 278 Toledo Avenue SE. From this point, the drainage path continues west in the SE 142nd Street right of way through a series of swales and unmapped culverts to a point where it discharges to an existing stream near the

intersection of 150th Place SE and SE 142nd Street approximately 1330' west of the intersection of 154th Avenue SE and SE 142nd Street.

The proposed downstream flow path from the site has flows conveyed west from the site in an existing 12" piped conveyance system to the intersection of SE 2nd Place and Rosario Avenue SE approximately 875' west of the site. The flows are then conveyed south through a water quality bioretention swale that was installed as part of the Highland Estates plat to a discharge point into an existing stream in King County park property. The discharge point is approximately 390' south of the intersection of SE 2nd Place and Rosario Avenue SE. The flows are then conveyed southwest in the stream through King County park property for approximately 1,200' to a piped King County conveyance system in 148th Place SE. Flows are conveyed in the piped system approximately 1,650' south in 148th Place SE, 149th Place SE, and SE 142nd Street to the discharge point at the existing stream near the intersection of 150th Place SE and SE 142nd Street mentioned above.

The final TIR needs to include a Level 1 offsite analysis for the proposed downstream drainage path to satisfy Core Requirement #2, Offsite Analysis. The offsite analysis in the preliminary TIR only accounts for the natural downstream drainage path.

A detention vault is proposed to meet the flow control requirements to satisfy Core Requirement #3, Flow Control Facilities. The vault was sized using WWHM 2012. Vault sizing calculations used forested conditions for the existing conditions input into WWHM for the lot area after right of way dedication. Sizing calculations used the existing land cover for the existing conditions input into the WWHM for areas that will be disturbed along the 156th Avenue SE and SE 2nd Place frontages (including areas that will be dedicated as City right of way). Frontage areas that are disturbed as part of the project shall be modeled as forested conditions for the existing condition input into the WWHM model. Frontage areas that will drain to the site's detention vault and that are not disturbed by the project may be modeled as their existing condition. Per the preliminary TIR, the vault is designed in accordance with the City's Flood Problem Flow Control Standard (King County Level 3). Revised vault sizing calculations using WWHM should be provided with the construction permit submittal.

Conveyance calculations were not provided in the preliminary TIR. Conveyance calculations shall be included in the final TIR to satisfy Core Requirement #4, Conveyance System. The conveyance calculations should include conveyance analysis of the flow through the existing bioretention swale water quality facility that was installed as part of Highland Estates and the stream through the King County park property. The bioretention swale shall continue to function as originally designed.

Per the preliminary TIR, this project is exempt from Core Requirement #8, Water Quality Facilities as the project is proposing less than 5,000 square feet of new plus replaced pollution generating impervious surface.

The project is proposing to use basic dispersion and restricted footprint to satisfy Core Requirement #9, On-Site BMPs. The combination of basic dispersion and restricted footprint provide at mitigation to at least 10% of the lot area. The TIR notes that full dispersion and full infiltration are infeasible BMPs due to site constraints and soil types. Limited infiltration is also infeasible due to the soils on site. Bioretention, rain gardens, and permeable pavement are infeasible as the site does not have infiltration rates of at least 0.3 inches per hour per the submitted geotechnical report.

2. Prior to submittal for the civil construction permit, the applicant will shall apply and receive a decision for a storm drainage adjustment to not discharge at the site's natural discharge location and divert the site's stormwater to another drainage basin as shown on the submitted plans. The drainage adjustment is subject to review by the City Plan Reviewer and the Surface Water Utility Department.

An adjustment request will only be considered if the vault is designed in accordance with the City's Flood Problem Flow Control Standard (King County Level 3) to help mitigate for potential downstream issues. Thus, in addition to the Flow Control Duration Standard (Forested Site Conditions), the vault shall be designed to match the 100-year developed peak discharge rate to the pre-developed (forested) 100-year peak discharge rate. In addition, a Level 1 Downstream Analysis shall be completed for the downstream drainage path that flows will be diverted to. The downstream analysis should cover the entire flow path to the point where it rejoins with the natural flow path approximately 0.75 miles downstream of the site. The preliminary TIR only included a Level 1 Downstream Analysis for the site's natural downstream flow path.

The storm drainage adjustment application shall include a narrative describing the adjustment request and explanation of how the adjustment meets the two criteria for granting adjustments found in Section 1.4.2 of the 2017 RSWDM. The fee for the storm drainage adjustment is \$566.50 (\$550.00 +3 % technology fee).

3. The preliminary drainage plan shows a piped stormwater conveyance system in the 156th Avenue SE and SE 2nd Place flowline that conforms to the City's street standards. New storm drain shall be designed and sized in accordance with the standards found in Chapter 4 of the 2017 RSWDM. Storm drain with a minimum diameter of 12" is required in the public right of way.
4. A geotechnical report evaluating site soil conditions was prepared by Cobalt Geosciences dated August 22, 2016 and updated April 24, 2017. The report notes that there was no evidence of earth movements, erosion, or indicator of future instability. Two small-scale pilot infiltration tests were performed within the property to evaluate infiltration potential of the site on April 21, 2017. The two areas were excavated to a depth of approximately 3' below grade. Groundwater seepage was observed entering the excavations at a depth of approximately 2.5' below grade. The report concludes that due to groundwater and the dense glacial till observed at the time, an infiltration rate of 0.3 inches per hour is not obtainable.
5. Each new lot is subject to a stormwater system development charge. The 2017 SDC for stormwater is \$1,608.00 per lot. A credit for two lots will be issued for the existing homes. Stormwater SDC fees are due at construction permit issuance.

TRANSPORTATION/STREET COMMENTS

1. Each new lot is subject to a transportation impact fee. The 2017 transportation impact fee is \$5,430.85 per single family home. A credit for two lots will be issued for the existing homes. The transportation impact fee is due at the time of building permit issuance for each individual home.
2. 156th Avenue SE is classified as a minor arterial. Per RMC 4-6-060, the minimum right of way width for a minor arterial with four lanes is 91'. The paved roadway section is 54' consisting of 4 – 11' travel lanes and 2 – 5' bike lanes. A 0.5' curb, 8' planter, and 8' sidewalk are required along each side of the roadway. The King County Assessor's Map shows a current right of way width of

approximately 60' for 156th Avenue SE. A right of way dedication of approximately 15.5' would be required along the project frontage.

The City's Transportation Department has established a corridor plan for this section of 156th Avenue SE. The corridor determined by the City's Transportation Department requires a right of way width of 71'. The paved roadway section is 44' consisting of 2 – 11' travel lanes, 1 – 12' center turn lane, and 2 – 5' bike lanes. A 0.5' curb, 8 planter, and 5' sidewalk are required along each side of the roadway.

The street section for 156th Avenue SE shown on the preliminary utility plan is consistent with the corridor plan described above.

3. The applicant submitted a street modification request dated June 1, 2017 with the land use application. The street modification request is to conform to the City's adopted corridor plan for the 156th Avenue SE frontage.

City staff is recommending approval of the applicant's modification request. Please see the Street Modification Criteria and Analysis for a complete summary of the request, staff analysis, and staff recommendation.

4. SE 2nd Place is classified as a residential access street. Per RMC 4-6-060, the minimum right of way width for a residential access street is 53'. The minimum paved roadway width is 26' which includes 2 – 10' travel lanes and 1 – 6' parking lane. A 0.5' curb, 8' planter, and 5' sidewalk are required along each side of the roadway. The King County Assessor's Map shows a current right of way width of approximately 60' for SE 2nd Place. No right of way dedication would be required along the SE 2nd Place frontage.

The street section for SE 2nd Place shown on the preliminary utility plan is consistent with the residential access street standards described above.

5. Per RMC 4-6-060, a curb return of 35' is required to meet City standards at the intersection of 156th Avenue SE and SE 2nd Place. The preliminary drainage plan shows a curb radius of 25'. This is not to City standards.
6. Two perpendicular curb ramps per WSDOT standards are required at the corner of 156th Avenue SE and SE 2nd Place. Curb ramps shall be aligned to tie into the existing curb ramps on the opposite side of 156th Avenue SE and SE 2nd Place.
7. Per RMC 4-4-080, the maximum width of a single loaded garage driveway is 9' and the maximum width of a double loaded garage driveway is 16'. If a garage is not present, the maximum driveway width is 16'. Driveways shall not be closer than 5' to any property line. Maximum slopes for driveways shall not exceed 15% provided that driveways exceeding 8% provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage.
8. Per RMC 4-6-060, street lighting is required as the project is larger than four residential units. A photometric study and street lighting plan per City standards shall be submitted with the construction permit submittal.

9. The project does not require a Traffic Impact Analysis as the project produces less than 20 vehicles per hour in both the AM and PM peak periods.
10. Paving and trench restoration within the City of Renton right of way shall comply with the City's Restoration and Overlay requirements.

GENERAL COMMENTS

1. The fees listed are for 2017. The fees that are current at the time of the respective permit issuance will be levied. Please see the City of Renton website for the current fee schedule.
2. Retaining walls that are 4' or taller from bottom of footing and stormwater detention vaults will require a separate building permit. Structural calculations and plans prepared by a licensed engineer will be required as part of the building permit review.
3. All civil plans shall conform to the current City of Renton survey and drafting standards. Current drafting standards can be found on the City of Renton website.
4. A separate plan submittal will be required for a construction permit for utility work and street improvements. All plans shall be prepared by a licensed Civil Engineer in the State of Washington.
5. Please see the City of Renton Development Engineering website for the Construction Permit Application and Construction Permit Process and Submittal Requirements. Please contact the City to schedule a construction permit intake meeting.

Renton Regional Fire Authority, Corey Thomas, cthomas@rentonrfa.org, 425.430.7024

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants appear adequate; the existing hydrants shall be retrofitted with a 5-inch storz fitting as neither has one now. Water availability certificate required from King County Water District 90.
2. Fire department apparatus access roadways are adequate as they exist.
3. The fire impact fees are currently applicable at the rate of \$718.56 per single family unit. Credit would be granted for the removal of all existing homes.

Current Planning, Matt Herrera, mherrera@rentonwa.gov, 425.430.6593

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
7. This permit shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.